

LOT 24  
IN OR 1648/1920  
GOLFIDE AT SUMMER BEACH #1

WENZELL PHILIP & JULIA  
1622 REGATTA DR  
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0024-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 90  |
| Exterior Wall            | 21  | STONE 10       |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 70      |
| Interior Floo            | 19  | MARBLE 30      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 03               |
| NEIGHBORHOOD/LOC | 3019.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 70               | 15          | 10           | 1,925                |
| BAS       | 1,973            | 100         | 1,973        | 379,899              |
| FEP       | 268              | 80          | 214          | 41,205               |
| FGR       | 468              | 55          | 257          | 49,485               |
| FOP       | 21               | 30          | 6            | 1,156                |
| FUS       | 1,485            | 100         | 1,485        | 285,935              |
| FUS       | 327              | 100         | 327          | 62,963               |
| STP       | 134              | 10          | 13           | 2,503                |
| UOP       | 15               | 20          | 3            | 578                  |
| TOTALS    | 4,761            |             | 4,288        | 825,650              |

| EXTRA FEATURES |            |             |         |     |   |       |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00     | UT 2,000.00    | 100       | 1991    |
| 2              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00     | UT 2,000.00    | 100       | 1991    |
| 3              | 0858       | SCULP CONC  | 0       | 100 | 0 | 0     |    | 1,532.00 | SF 13.00       | 100       | 1991    |
| 4              | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    | 983.00   | SF 4.00        | 100       | 1991    |
| 5              | 1126       | CB/STC 8"   | 0       | 100 | 0 | 0     |    | 268.00   | SF 8.00        | 100       | 1991    |
| 6              | 1242       | WD DECK A   | 0       | 100 | 0 | 0     |    | 1,302.00 | SF 10.00       | 100       | 2000    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000140   | C   | SFR GOLF A           | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0500                                                       | 11  | 4,288     | 148.3997    | 222.60         | 954,509        | 1991 | 1996 | 0    | 0    | 0 13.50 | 86.50  |
| 1 SFR CUST - 100% - 2018 Heated Area: 3785 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |         |        |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |         |        |
| 03/26/2024 MLU                                             |     |           |             |                |                |      |      |      |      |         |        |

|                                   |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 1622 REGATTA DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 26,498                |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1  |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 8              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 825,650      |  |
| TOTAL MARKET OB/XF VALUE  |  | 26,498       |  |
| TOTAL LAND VALUE - MARKET |  | 500,000      |  |
| TOTAL MARKET VALUE        |  | 1,352,148    |  |
| SOH/AGL Deduction         |  | 578,571      |  |
| ASSESSED VALUE            |  | 773,577      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |  |
| BASE TAXABLE VALUE        |  | 723,577      |  |
| TOTAL JUST VALUE          |  | 1,352,148    |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,240,799    |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 7124       | NEW CONSTR  | 128,400 | 03/27/1991 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1648/1920                      | 11/16/2009 | WD        | Q   | I   | 03     |
| GRANTOR: CRIM MORT TRUSTEE     |            |           |     |     |        |
| GRANTEE: WENZELL PHILIP & JU   |            |           |     |     |        |
| 0824/1480                      | 3/03/1998  | WD        | Q   | I   |        |
| GRANTOR: BERGHOLT JAMES C & AN |            |           |     |     |        |
| GRANTEE: CRIM MORT TRUSTEE     |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W10 FEP=[YR=2009] N10 L6 U6 W7 D6 L6 S10  
E19\$ W19 N3 W14 N3 W18 S41 E4 S1 E8N1 E3 STP=[YR=1993] S5 E13  
N5 E4 FGR=[YR=1993] S19 E22 N22 FOP=[YR=1993]  
N7UOP=[YR=1993] N5 W3 S5 E3\$ W3S7 E3\$ W11 S2 W8 N2 W3 S3\$ N5  
W5 S1 W11 S4 W1\$ E1 N4 E11 N1 E5 S2 E3 S2 E8 N2 E8 N18 E10  
N14\$ PTR=E15 FUS=[YR=1993] E2 BAL=[YR=1993] N5 E14S5 W14\$ E16  
S3 E14 S3 E14 S15 E5 S7 W5 S3 FUS=[YR=2009] E3 S9 E4 S3 W4  
S9 E4 S3 W4 S5 W12 N24 E9 N5\$ S5 W14N11 W6S2W8N2W2S16 W16N41\$  
W15\$.