

LOT 97  
IN OR 1990/225  
GOLFSIDE AT SUMMER BEACH #1

SHARPE DAVID & KATHLEEN REV TRUST/SHARPE KATHLEEN  
1611 REGATTA DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0097-0000



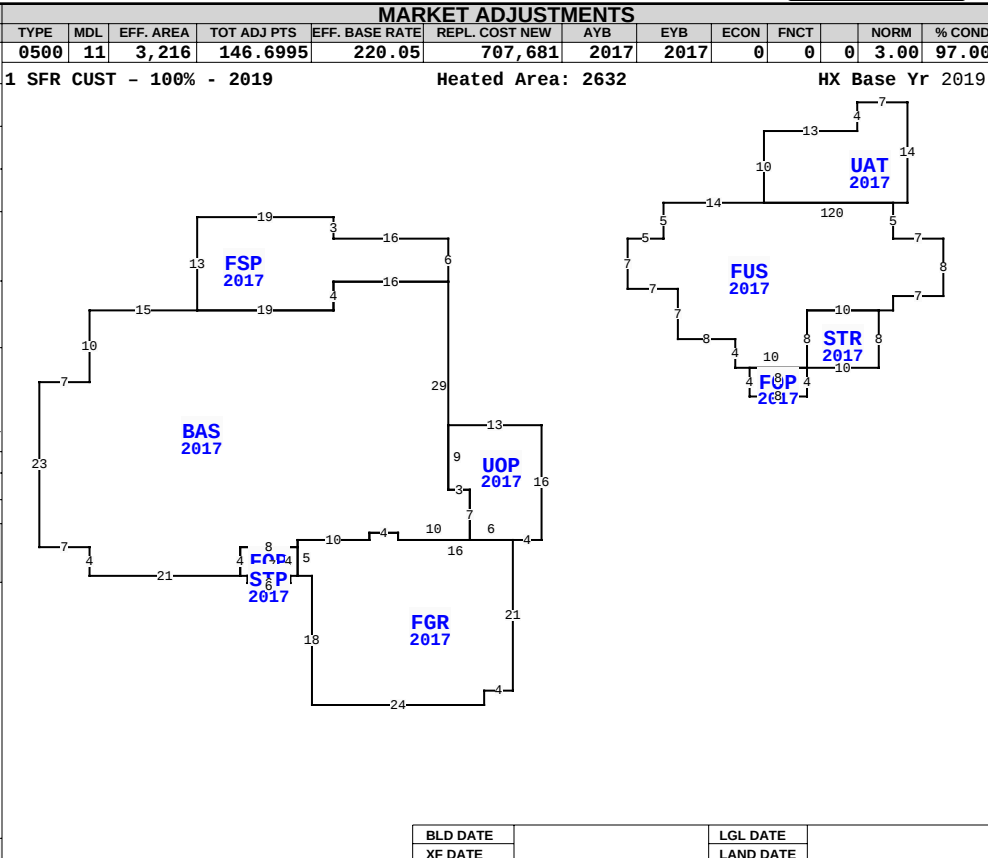
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| 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 |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,955            | 100         | 1,955        | 417,292              |
| FGR       | 650              | 55          | 358          | 76,415               |
| FOP       | 32               | 30          | 10           | 2,135                |
| FOP       | 32               | 30          | 10           | 2,135                |
| FSP       | 343              | 40          | 137          | 29,243               |
| FUS       | 677              | 100         | 677          | 144,505              |
| STP       | 6                | 10          | 1            | 213                  |
| STR       | 80               | 10          | 8            | 1,707                |
| UAT       | 228              | 10          | 23           | 4,909                |
| UOP       | 187              | 20          | 37           | 7,898                |
| TOTALS    | 4,190            |             | 3,216        | 686,451              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2017    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 958.00 | SF | 7.00     | 7.00           | 100       | 2017    |
| 3              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 194.00 | SF | 7.00     | 7.00           | 100       | 2017    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 357.00 | SF | 7.00     | 7.00           | 100       | 2017    |

| 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                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |



|                                   |          |           |
|-----------------------------------|----------|-----------|
| 1611 REGATTA DR, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                   | XF DATE  | LAND DATE |
|                                   | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 686,451     |        |
| TOTAL MARKET OB/XF VALUE  |  | 13,676      |        |
| TOTAL LAND VALUE - MARKET |  | 350,000     |        |
| TOTAL MARKET VALUE        |  | 1,050,127   |        |
| SOH/AGL Deduction         |  | 355,621     |        |
| ASSESSED VALUE            |  | 694,506     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 644,506     |        |
| TOTAL JUST VALUE          |  | 1,050,127   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 1,019,173   |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17002825   | CO ISSUED   | 0       | 04/03/2017 |
| B1632474   | NEW CONSTR  | 330,789 | 06/09/2016 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1990/0225                      | 6/23/2015 | WD Q      | Q   | V   | 01     |
| GRANTOR: KRUEGER GENEVIEVE P T |           |           |     |     |        |
| GRANTEE: SHARPE DAVID & KATH   |           |           |     |     |        |
| 1717/1196                      | 1/03/2011 | QC U      | V   | 11  | 100    |
| GRANTOR: KRUEGER GENEVIEVE P   |           |           |     |     |        |
| GRANTEE: KRUEGER GENEVIEVE P   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2017] W16 N3 W19 S13 BAS=[YR=2017] W15 S10 W7 S23 E7 S4 E21 FOP=[YR=2017] E1 STP=[YR=2017] S1 E6 N1 W6\$ E7 FGR=[YR=2017] E2 S18 E24 N2 E4 N21 UOP=[YR=2017] E4 N16 W13 S9 E3 S7 E6\$ W16 N1 W4 S1 W10 S5\$ N4 W8 S4\$ N4 E8 N1 E10 N1 E4 S1 E10 N7 W3 N29 W16 S4 W19 \$ E19 N4 E16 N6\$ PTR=E25 FUS=[YR=2017] E5 N5 E14 UAT=[YR=2017] N10 E13 N4 E7 S14 W20\$ E18 S5 E7 S8 W7 S2 W2 STR=[YR=2017] S8 W10 N8 E10\$ W10 S8 FOP=[YR=2017] S4 W8 N4 E8\$ W10 N4 W8N7 W7 N7\$ W25\$. |  |  |  |  |  |  |  |  |  |  |  |

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