

LOT 21  
IN OR 2219/806  
BEACH WALKER VILLAGE PB 4/14

GEMUNDER JOEL REVOCABLE TRUST/GEMUNDER JOEL F TRUS  
35 CANVASBACK RD  
FERNANDINA BEACH, FL 30234

2024

01-6N-29-0200-0021-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 07 | CONC TILE 100  |
| Interior Wall            | 05 | DRYWALL 90     |
| Interior Wall            | 08 | DECORATIVE 10  |
| Interior Floo            | 14 | CARPET 50      |
| Interior Floo            | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 5.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 01       | Quality Level 01 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA         |
| NEIGHBORHOOD/LOC | 10001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 639              | 100         | 639          | 141,503              |
| BAS       | 1,965            | 100         | 1,965        | 435,139              |
| FGR       | 736              | 55          | 405          | 89,685               |
| FOP       | 25               | 30          | 8            | 1,772                |
| FOP       | 135              | 30          | 40           | 8,858                |
| FOP       | 136              | 30          | 41           | 9,079                |
| FOP       | 290              | 30          | 87           | 19,266               |
| FUS       | 2,271            | 100         | 2,271        | 502,902              |
| FUS       | 111              | 100         | 111          | 24,581               |
| UOP       | 110              | 20          | 22           | 4,872                |
| TOTALS    | 8,015            |             | 6,040        | 1,337,528            |

\*\* This building has 13 Sub-Areas

35 CANVASBACK RD, FERNANDINA BEACH

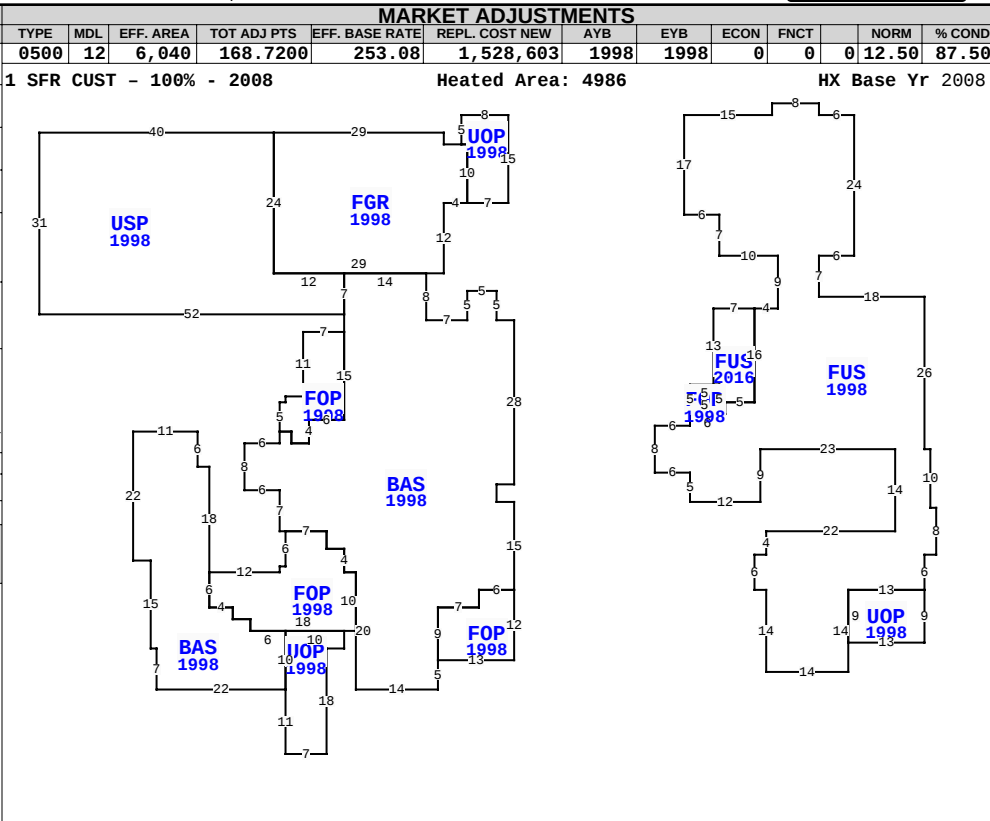
|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

03/14/2024 MLU

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|---|---|----------|----|-----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0858       | SCULP CONC  | 0 100   | 0 | 0 | 687.00   | SF | 13.00     | 13.00          | 100       | 1998    | 1998        | 3 | 93     | 8,306           |       |
| 2   | 1241       | WD DECK G   | 0 100   | 0 | 0 | 10.00    | UT | 11.50     | 11.50          | 100       | 1998    | 1998        | 3 | 26     | 30              |       |
| 3   | 0858       | SCULP CONC  | 0 100   | 0 | 0 | 946.00   | SF | 13.00     | 13.00          | 100       | 1998    | 1998        | 3 | 93     | 11,437          |       |
| 4   | 1125       | CB/STC 6"   | 0 100   | 0 | 0 | 78.00    | SF | 7.35      | 7.35           | 100       | 1998    | 1998        | 3 | 75     | 430             |       |
| 5   | 0410       | ELEVATOR    | 0 100   | 0 | 0 | 1.00     | UT | 20,000.00 | 20,000.00      | 100       | 1998    | 1998        | 3 | 100    | 20,000          |       |
| 6   | 0885       | WATERSCAPE  | 0 100   | 0 | 0 | 1.00     | UT | 3,000.00  | 3,000.00       | 100       | 1998    | 1998        | 3 | 100    | 3,000           |       |
| 7   | 0876       | SAUNA BATH  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00  | 2,000.00       | 100       | 1998    | 1998        | 3 | 20     | 400             |       |
| 8   | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 162.00   | SF | 6.50      | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 811             |       |
| 9   | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00  | 2,000.00       | 100       | 1998    | 1998        | 3 | 81     | 1,620           |       |
| 10  | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 3,061.00 | SF | 6.50      | 6.50           | 100       | 1998    | 1998        | 3 | 75     | 14,922          |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000100   | C   | SFR                  | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 5       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 5              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 1, 337, 528 |         |
| TOTAL MARKET OB/XF VALUE  |  | 84, 494     |         |
| TOTAL LAND VALUE - MARKET |  | 500, 000    |         |
| TOTAL MARKET VALUE        |  | 1, 922, 022 |         |
| SOH/AGL Deduction         |  | 927, 806    |         |
| ASSESSED VALUE            |  | 994, 216    |         |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50, 000 |
| BASE TAXABLE VALUE        |  | 944, 216    |         |
| TOTAL JUST VALUE          |  | 1, 922, 022 |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 1, 814, 029 |         |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1428680   | REMODEL     | 16,029  | 04/01/2014 |
| B9704104   | NEW CONSTR  | 733,365 | 07/01/1997 |
| B9603135   | SWIM POOL   | 15,350  | 07/01/1996 |
| B9502227   | NEW CONSTR  | 730,425 | 09/01/1995 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2219/0806                      | 7/23/2018 | WD        | U   | I   | 11     | 100        |
| GRANTOR: GEMUNDER JOEL F       |           |           |     |     |        |            |
| GRANTEE: GEMUNDER JOEL F REV   |           |           |     |     |        |            |
| 0703/1550                      | 5/04/1994 | WD        | Q   | V   |        | 65,000     |
| GRANTOR: BYERS DR JOHN W & MAE |           |           |     |     |        |            |
| GRANTEE: GEMUNDER JOEL F       |           |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| UOP=[YR=1998] W8 S5 FGR=[YR=1998] W3 N2 W29 USP=[YR=1998] W40 S31 E52 BAS=[YR=1998] S3 FOP=[YR=1998] W7 S11 W3 S1 W1 S5 E2 S2 E3 N4 E6 N15 \$ S15 W6 S4 W3 N2 W2 S2 W6 S8 E6 S7 E1 FOP=[YR=1998] S6 W1 S1 W12 BAS=[YR=1998] N18 W2 N6 W11 S22 E3 S15 E1 S7 E22 UOP=[YR=1998] S11 E7 N18 E3 N3 W10 S10 \$ N10 W6 N2 W3 N2 W4 N6 \$ S6 E4 S2 E3 S2 E18 N10 W2 N4 W3 N3 W7 \$ E7 S3 E3 S4 E2 S20 E14 N5 FOP=[YR=1998] E13 N12 W6 S3 W7 S9 \$ N9 E7 N3 E6 N15 W3 N3 E3 N28 W3 N5 W5 S5 W7 N8 W14 S7 \$ N7 W12 N24 \$ S24 E29 N12 E4 N10 W1 \$ E1 S10 E7 N15 \$ PTR= E30 FUS=[YR=1998] E15 N2E8S2E6S24W6S7E18S26E1S10E1S8 W2S6UOP=[YR=1998] S9W13N9E13\$W13S14 W14 N14W2N6E2N4E22N14W23S9W12 N5W6N8E6N2FOP=[YR=1998] |  |

[illegible]