

LOT 24
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

WENZELL PHILIP & JULIA REVOCABLE TRUST/WENZELL PHI
1622 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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

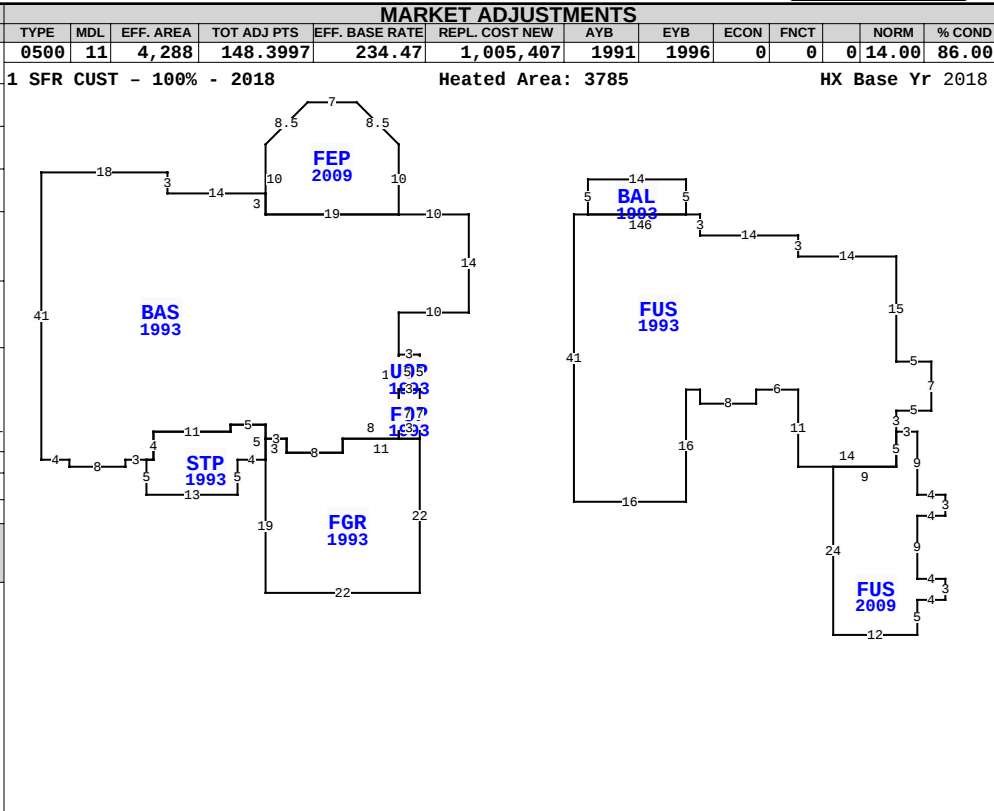
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	1993	10	2,017
BAS	1,973	100	1993	1,973	397,844
FEP	268	80	2009	214	43,152
FGR	468	55	1993	257	51,823
FOP	21	30	1993	6	1,210
FUS	1,485	100	1993	1,485	299,442
FUS	327	100	2009	327	65,938
STP	134	10	1993	13	2,621
UOP	15	20	1993	3	605

TOTALS	4,761			4,288	864,650
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0858	SCULP CONC	0	100	0	0	1,532.00	SF	13.00
4	0812	CONCRETE C	0	100	0	0	983.00	SF	4.00
5	1126	CB/STC 8"	0	100	0	0	268.00	SF	8.00
6	1242	WD DECK A	0	100	0	0	1,302.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
26,068									

TOTAL OB/XF									
26,068									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		864,650	
TOTAL MARKET OB/XF VALUE		26,068	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,390,718	
SOH/AGL Deduction		594,707	
ASSESSED VALUE		796,011	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		745,289	
TOTAL JUST VALUE		1,390,718	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,352,148	

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
2783/847	4/25/2025	WD	U	I	11
GRANTOR: WENZELL PHILIP & JULI					
GRANTEE: WENZELL PHILIP & JU					
1648/1920	11/16/2009	WD	Q	I	03
GRANTOR: CRIM MORT TRUSTEE					
GRANTEE: WENZELL PHILIP & JU					

BUILDING NOTES									
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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 W14S 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\$.									