

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

2026

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



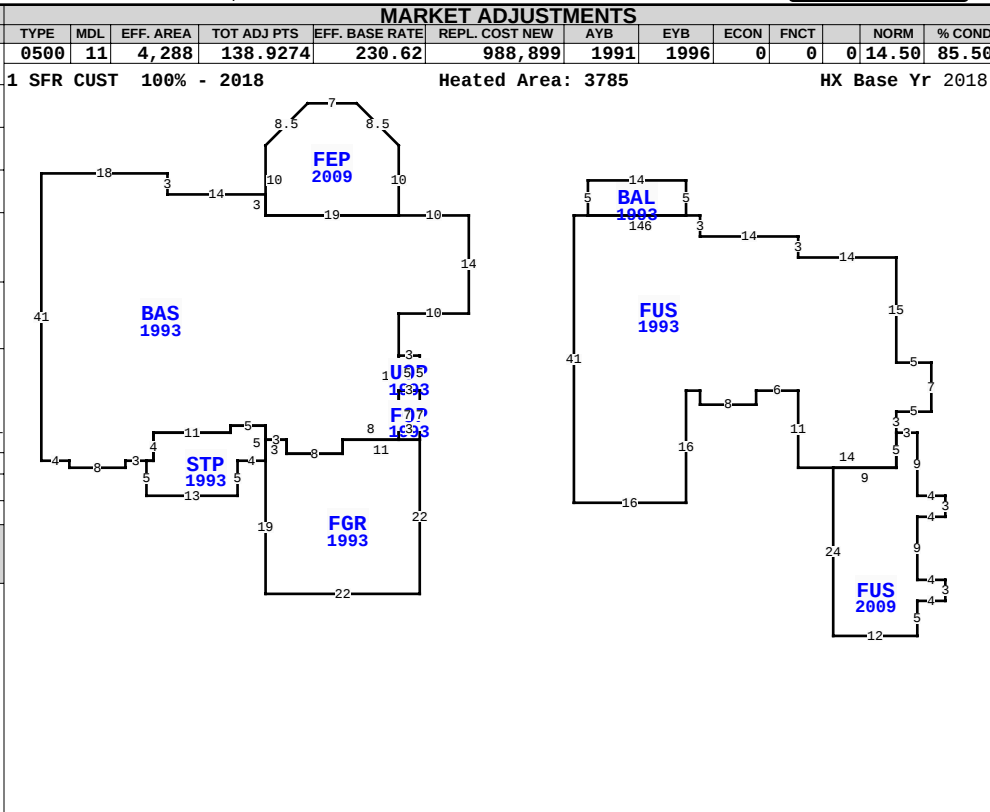
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| 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          | 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 70               | 15          | 1993 | 10           | 1,972                |
| BAS       | 1,973            | 100         | 1993 | 1,973        | 389,036              |
| FEP       | 268              | 80          | 2009 | 214          | 42,197               |
| FGR       | 468              | 55          | 1993 | 257          | 50,675               |
| FOP       | 21               | 30          | 1993 | 6            | 1,183                |
| FUS       | 1,485            | 100         | 1993 | 1,485        | 292,813              |
| FUS       | 327              | 100         | 2009 | 327          | 64,478               |
| STP       | 134              | 10          | 1993 | 13           | 2,563                |
| UOP       | 15               | 20          | 1993 | 3            | 592                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,761 |  |  | 4,288 | 845,509 |
|--------|-------|--|--|-------|---------|

| 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 |
| 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    |



|                                   |          |           |            |     |
|-----------------------------------|----------|-----------|------------|-----|
| 1622 REGATTA DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/26/2024 | MLU |
|                                   | XF DATE  | LAND DATE |            |     |
|                                   | INC DATE | AG DATE   |            |     |

| 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1991    | 1991        | 3 | 66     | 1,320           |       |
| 2   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1991    | 1991        | 3 | 66     | 1,320           |       |
| 5   | 1126       | CB/STC 8"   | 0   | 100 | 0 | 0 | 268.00   | SF | 8.00     | 8.00           | 100       | 1991    | 1991        | 3 | 57     | 1,222           |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 0 | 0 | 1,302.00 | SF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 2,604           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1                | 000140   | C   | RES GOLF             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 500,000.00 | 500,000.00     | 500,000    |                             |      |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 8 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 8 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 845,509     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 6,466       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 500,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 1,351,975   |   |
| SOH/AGL Deduction         |  |              |  | 534,472     |   |
| ASSESSED VALUE            |  |              |  | 817,503     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 51,411      |   |
| BASE TAXABLE VALUE        |  |              |  | 766,092     |   |
| TOTAL JUST VALUE          |  |              |  | 1,351,975   |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 1,390,718   |   |

| 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  | 715,000 |
| GRANTOR: CRIM MORT TRUSTEE     |            |           |     |     |         |
| GRANTEE: WENZELL PHILIP & JU   |            |           |     |     |         |

| 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\$. |  |  |  |  |  |  |  |  |  |