

LOT 74  
IN OR 1338/530  
GOLF SIDE AT SUMMER BEACH #2

FISHER RICHARD T & MARY L  
95419 SPINNAKER DRIVE  
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065B-0074-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 6 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 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 |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,405            | 100         | 2003 | 1,405        | 270,773              |
| DCK       | 228              | 10          | 2003 | 23           | 4,432                |
| FGR       | 743              | 55          | 2003 | 409          | 78,823               |
| FOP       | 44               | 30          | 2003 | 13           | 2,505                |
| FOP       | 183              | 30          | 2003 | 55           | 10,600               |
| FOP       | 198              | 30          | 2003 | 59           | 11,371               |
| FUS       | 2,093            | 100         | 2003 | 2,093        | 403,364              |
| UOP       | 96               | 20          | 2003 | 19           | 3,661                |
| TOTALS    | 4,990            |             |      | 4,076        | 785,529              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |           |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00  |
| 4              | 1076       | TRELLIS A   | 0   | 0   | 4 | 3 | 12.00  | SF | 7.50      |
| 5              | 0860       | POOL/SPA    | 0   | 0   | 0 | 0 | 1.00   | UT | 50,000.00 |
| 7              | 0910       | SCRN RM L   | 0   | 0   | 0 | 0 | 748.00 | SF | 15.00     |
| 8              | 1126       | CB/STC 8"   | 0   | 0   | 0 | 0 | 208.00 | SF | 8.00      |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0500                                                                | 11  | 4,076     | 130.4477    | 216.54         | 882,617        | 2003 | 2003 | 0    | 0    | 0 | 11.00 | 89.00  |  |
| 1 SFR CUST 0% - 0 Heated Area: 3498 HX Base Yr                      |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/26/2024 MLU |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF 49,127 |            |             |     |     |   |   |        |    |           |                |           |         |             |
|--------------------|------------|-------------|-----|-----|---|---|--------|----|-----------|----------------|-----------|---------|-------------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1                  | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00  | 3,500.00       | 100       | 2003    | 2003        |
| 4                  | 1076       | TRELLIS A   | 0   | 0   | 4 | 3 | 12.00  | SF | 7.50      | 7.50           | 100       | 2003    | 2003        |
| 5                  | 0860       | POOL/SPA    | 0   | 0   | 0 | 0 | 1.00   | UT | 50,000.00 | 50,000.00      | 100       | 2003    | 2003        |
| 7                  | 0910       | SCRN RM L   | 0   | 0   | 0 | 0 | 748.00 | SF | 15.00     | 15.00          | 100       | 2003    | 2003        |
| 8                  | 1126       | CB/STC 8"   | 0   | 0   | 0 | 0 | 208.00 | SF | 8.00      | 8.00           | 100       | 2003    | 2003        |

| TOTAL OB/XF 49,127 |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| 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 |
| 1                  | 000100   | C   | RES                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 8              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 785,529     |   |
| TOTAL MARKET OB/XF VALUE  |  | 49,127      |   |
| TOTAL LAND VALUE - MARKET |  | 500,000     |   |
| TOTAL MARKET VALUE        |  | 1,334,656   |   |
| SOH/AGL Deduction         |  | 210,092     |   |
| ASSESSED VALUE            |  | 1,124,564   |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 1,124,564   |   |
| TOTAL JUST VALUE          |  | 1,334,656   |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,169,570   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0210414   | XFOB        | 6,549   | 11/01/2002 |
| B0209590   | NEW CONSTR  | 304,915 | 04/01/2002 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1338/0530                     | 8/02/2005  | WD        | Q   | I   |        |
| GRANTOR: BARRY RICHARD G      |            |           |     |     |        |
| GRANTEE: FISHER RICHARD T &   |            |           |     |     |        |
| 1023/0049                     | 12/05/2001 | WD        | Q   | V   |        |
| GRANTOR: ALLIED HOME EQUITIES |            |           |     |     |        |
| GRANTEE: BARRY RICHARD G      |            |           |     |     |        |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2003] W14 BAS=[YR=2003] W11 FOP=[YR=2003] N3 W19 S10 E18 N7 E1 \$ W1 S7 W18 N7 W17 UOP=[YR=2003] W6 S16 E6 N16 \$ S37 E13 S1 E11 N4 E6 S4 E11 N10 W2 N19 E5 N2 E3 N7 \$ S7 W3 S2 W5 S19 E2 S9 E7 S1 E13 N38 \$ PTR= E15 FUS=[YR=2003] E16 FOP=[YR=2003] N3 E18 S11 W18 N8 \$ S8 E18 N8 E26 S38 W13 N1 W6 S1 W9 FOP=[YR=2003] W2 N4 W6 S4 W2 S2 E2 DCK=[YR=2003] S3 W10 S13 E5 N8 E16 S8 E5 N13 W10 N3 W6 \$ E8 N2 \$ W2 N4 W6 S4 W11 N1 W13 N37 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |