LOT 6 & PT SECTS 12 & 13-2N-28
IN OR 1285/830 & OR 1991/1592
GOLFSIDE AT SUMMER BEACH #1

SMITH DAVID/SMITH MARY KATHRYN MCKEE
4985 ARAPAHOE AVE
JACKSONVILLE, FL 32210

2023

00-SB-30-065A-0006-0000

BUILDING CHARACTERISTICS

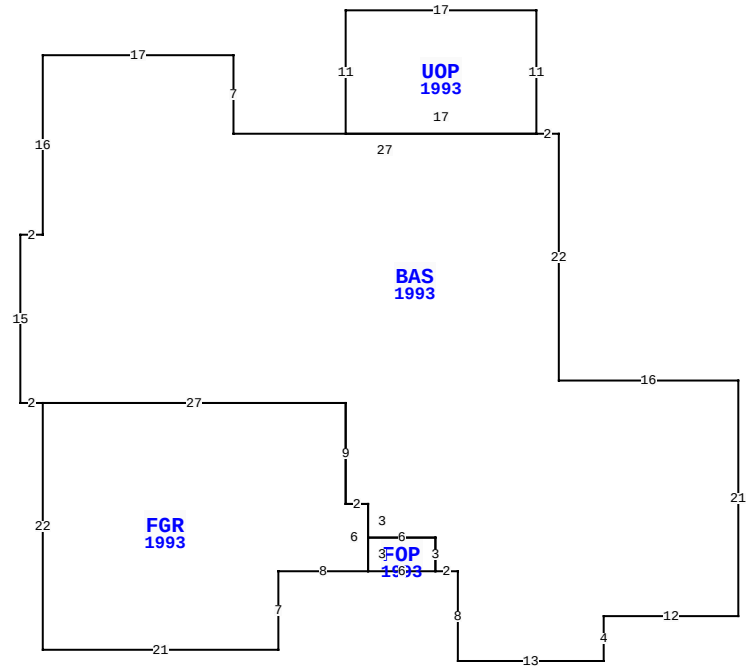
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,932	100	1,932	306,676
FGR	564	55	310	49,208
FOP	18	30	5	794
UOP	187	20	37	5,873
TOTALS	2,701		2,284	362,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,284	141.0024	200.93	458,924	1989	1994	0	0	0	21.00	79.00

1 SFR CUST – 0% - 0 Heated Area: 1932 HX Base Yr



1750 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	362,550
TOTAL MARKET OB/XF VALUE	7,653
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	795,203
SOH/AGL Deduction	173,666
ASSESSED VALUE	621,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	621,537
TOTAL JUST VALUE	795,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3651	NEW CONSTR	7,500	09/22/1989
6201	NEW CONSTR	2,400	09/14/1989
03147	H/AC	2,800	09/14/1989
5983	NEW CONSTR	97,300	09/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1991/1592	7/17/2015	QC	U	I	11	100
GRANTOR: SMITH DAVID P & ROBBI						
GRANTEE: SMITH DAVID						
1285/0830	1/04/2005	WD	U	I	01	100
GRANTOR: SMITH MARY KATHRYN MC						
GRANTEE: SMITH MARY KATHRYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N11 W17 S11 E17$ W27 N7 W17 S16 W2 S15 E2 FGR=[YR=1993] S22 E21 N7 E8 FOP=[YR=1993] E6 N3 W6 S3$N6 W2 N9 W27$ E27 S9 E2 S3 E6 S3 E2 S8 E13 N4 E12 N21 W16 N22$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	2,644.00	SF	4.00	4.00	100	1989	1989	3	59.5	6,293	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	

LAND DESCRIPTION

TOTAL OB/XF 7,653

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS