

LOT 12 & PT SECT 12-2N-28
IN OR 2035/696
GOLFIDE AT SUMMER BEACH #1

THOMPSON HUGH MAC JR
1676 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

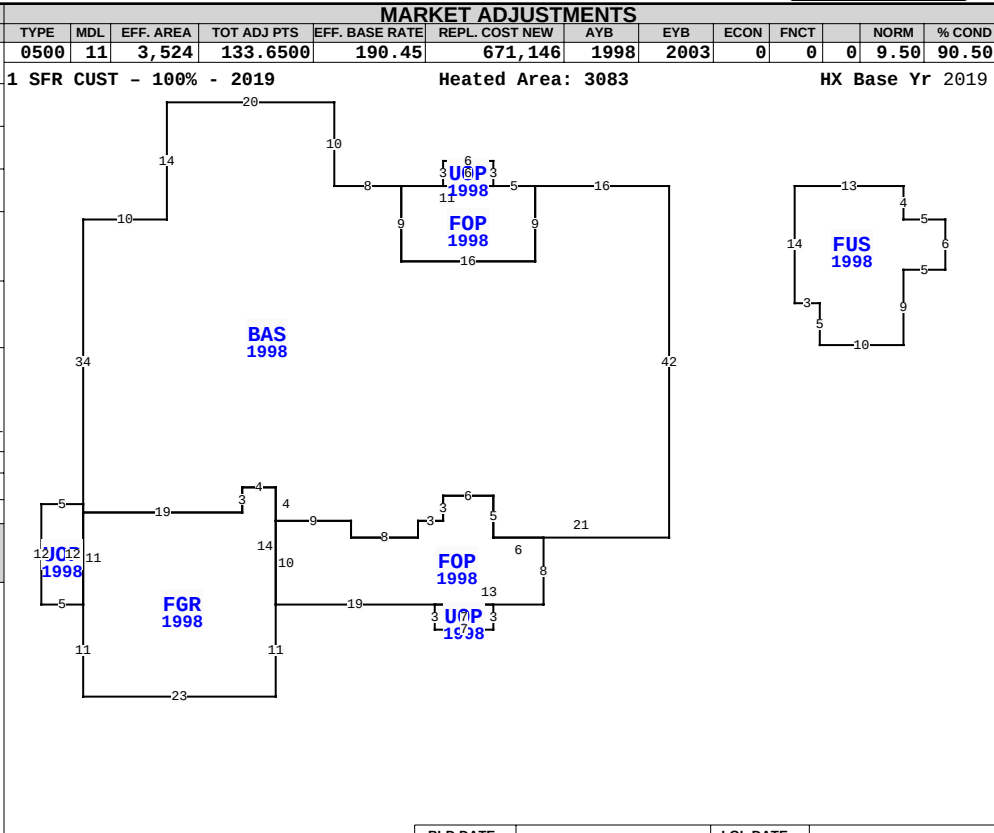
MAP NUM	MKT AREA	03
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NEIGHBORHOOD/LOC	3019.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,821	100	2,821	486,219
FGR	518	55	285	49,122
FOP	144	30	43	7,411
FOP	310	30	93	16,029
FUS	262	100	262	45,158
UOP	18	20	4	690
UOP	21	20	4	690
UOP	60	20	12	2,068

TOTALS	4,154	3,524	607,387
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EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0858
3	0858
4	0810



1676 REGATTA DR, FERNANDINA BEACH

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	1998	1998	3	83	1,660	
2	0858	SCULP CONC	0 100	0	0	684.00	SF	13.00	13.00	100	1998	1998	3	93	8,270	
3	0858	SCULP CONC	0 100	0	0	159.00	SF	13.00	13.00	100	1998	1998	3	93	1,922	
4	0810	CONCRETE A	0 100	0	0	40.00	SF	6.50	6.50	100	1998	1998	3	77	200	

LAND DESCRIPTION										TOTAL OB/XF								12,052	
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	LA VA		
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	4		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		607,387	
TOTAL MARKET OB/XF VALUE		12,052	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		1,044,439	
SOH/AGL Deduction		429,318	
ASSESSED VALUE		615,121	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		565,121	
TOTAL JUST VALUE		1,044,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		899,271	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214939	REPAIR/RRF	0	05/01/2021
B9704018	NEW CONSTR	350,000	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2035/0696	3/16/2016	WD	Q	I	01	760,000
GRANTOR:TROXEL PATRICIA H & R						
GRANTEE:THOMPSON HUGH MAC J						
1177/1489	10/03/2003	WD	Q	I		700,000
GRANTOR:MOCK WILLIAM J JR & V						
GRANTEE:TROXEL PATRICIA H &						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1998] W16 FOP=[YR=1998] W5 UOP=[YR=1998] N3 W6 S3 E6 \$ W11 S9 E16 N9 \$ S9 W16 N9 W8 N10 W20 S14 W10 S34 UOP=[YR=1998] W5 S12 E5 FGR=[YR=1998] S11 E23 N11 FOP=[YR=1998] E19 UOP=[YR=1998] S3 E7 N3 W7 \$ E13 N8 W6 N5 W6 S3 W3 S2 W8 N2 W9 S10 \$ N14 W4 S3 W19 S11 \$ N12 \$ S1 E19 N3 E4 S4 E9 S2 E8 N2 E3 N3 E6 S5 E21 N42 \$ PTR= E15 FUS=[YR=1998] E13 S4 E5 S6 W5 S9 W10 N5 W3 N14 \$ W15 \$.	