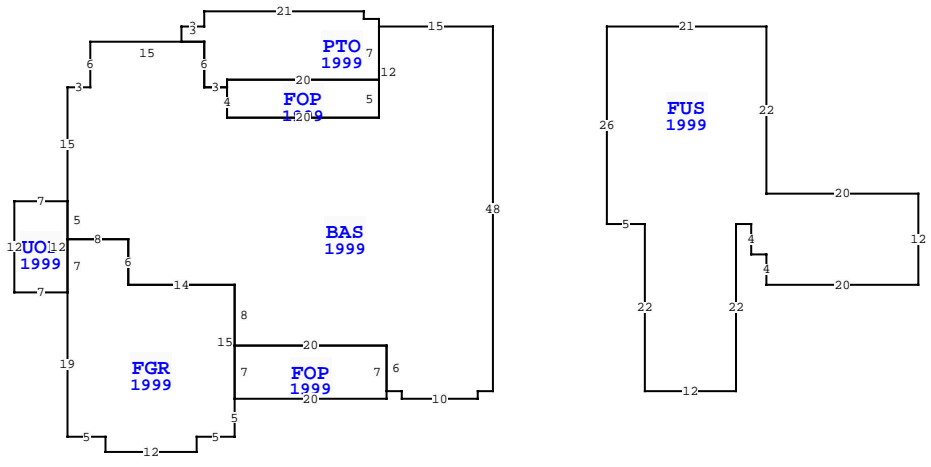


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,344	139.0488	198.14	662,580	1999	1999	0	0	0	11.50	88.50
1 SFR CUST - 100% - 2023 Heated Area: 2962 HX Base Yr 2023												



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	1,904	100	1,904	333,874
FGR	512	55	282	49,449
FOP	100	30	30	5,260
FOP	140	30	42	7,365
FUS	1,058	100	1,058	185,524
PTO	214	5	11	1,929
UOP	84	20	17	2,981
TOTALS	4,012		3,344	586,383

1642 REGATTA DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	1,524.00	SF	6.50	6.50	100	1999	1999	3	79	7,826	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				586,383
TOTAL MARKET OB/XF VALUE				10,766
TOTAL LAND VALUE - MARKET				425,000
TOTAL MARKET VALUE				1,022,149
SOH/AGL Deduction				0
ASSESSED VALUE				1,022,149
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				972,149
TOTAL JUST VALUE				1,022,149
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				879,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805594	NEW CONSTR	145,961	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0746	10/12/2020	WD	U	I	11	100
GRANTOR: COLLINS PATRICK & MIL						
GRANTEE: COLLINS PATRICK S L						
2180/0800	2/26/2018	WD	Q	I	02	515,000
GRANTOR: POCHARSKI LOUIS A & N						
GRANTEE: COLLINS PATRICK & M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1999] W15 PTO=[YR=1999] N1 W2 N1 W21 S2 W3 S2 E3 S6 E3 FOP=[YR=1999] S4 E20 N5 W20 S1 \$ N1 E20 N7 \$ S12 W20 N4 W3 N6 W15 S6 W3 S15 UOP=[YR=1999] W7 S12E7 FGR=[YR=1999] S19 E5 S2 E12 N2 E5 N5 FOP=[YR=1999] E20N7 W20 S7 \$ N15 W14 N6 W8 S7 \$ N12 \$ S5 E8 S6 E14 S8 E20 S6 E2 S1 E10 N1 E2 N48 \$ PTR= E15 FUS=[YR=1999] E21 S22 E20 S12 W20 N4 W2 N4 W2 S22 W12 N22 W5 N26 \$ W15 \$.

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	DENSITY	DECL	FRZ	YR	CONSRV	
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	425,000								