

LOT 21 & PT SEC 12-2N-28
IN OR 1322/504 & OR 1585/697
GOLFSIDE AT SUMMER BEACH #1

WILSON ROBERT C
1634 REGATTA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0021-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	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		3	100		
Bathrooms		3	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	2,220	100	2,220	385,152	
BAS	284	100	284	49,272	
FGR	520	55	286	49,619	
FOP	54	30	16	2,776	
FOP	240	30	72	12,492	
TOTALS	3,318		2,878	499,310	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,878	138.3492	197.15	567,398	1994	1998	0	0	0 12.00	88.00
1 SFR CUST - 100% - 2014 Heated Area: 2504 HX Base Yr 2014											
1634 REGATTA DR, FERNANDINA BEACH											
BLD DATE			12/04/2005			DJ			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				499,310			
TOTAL MARKET OB/XF VALUE				19,467			
TOTAL LAND VALUE - MARKET				425,000			
TOTAL MARKET VALUE				943,777			
SOH/AGL Deduction				382,943			
ASSESSED VALUE				560,834			
TOTAL EXEMPTION VALUE				HX HB WR		55,000	
BASE TAXABLE VALUE				505,834			
TOTAL JUST VALUE				943,777			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				811,605			

EXTRA FEATURES						1634 REGATTA DR, FERNANDINA BEACH				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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0855	CONC PAVER	0	100	0	0	1,368.00	SF	7.00	7.00	100	2013	2013	3	95	9,097	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	7.00	7.00	100	2013	2013	3	95	1,197	
5	1126	CB/STC 8"	0	100	18	0	72.00	SF	8.00	8.00	100	1994	1994	3	70	403	
6	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2008	2008	3	90	6,075	

LAND DESCRIPTION										TOTAL OB/XF										19,467									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												
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