

LOT 22 & PT 12-2N-28
IN OR 2104/1387
GOLF SIDE AT SUMMER BEACH #1

SPANIEL GEORGE & SHIRLEY L/E/
1630 REGATTA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0022-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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
BUD8 Adjustme	05 DIST 1A 100

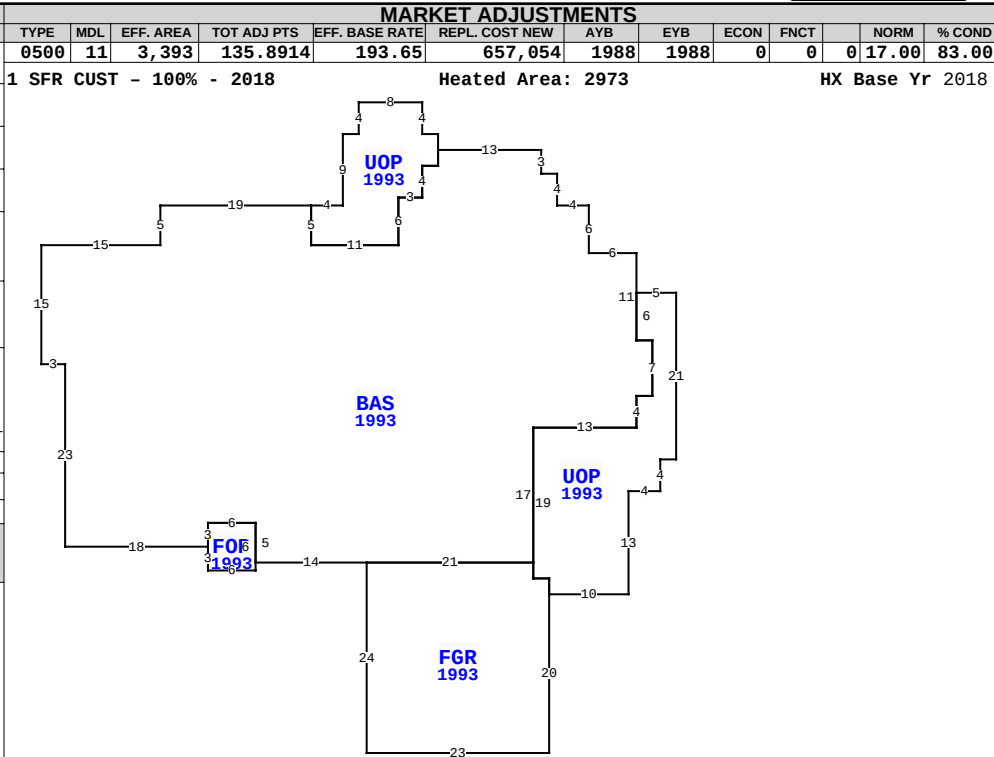
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,973	100	2,973	477,848
FGR	548	55	301	48,380
FOP	36	30	11	1,768
UOP	182	20	36	5,786
UOP	359	20	72	11,573

TOTALS	4,098	3,393	545,355
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0 100	8	5	40.00	SF	6.50	6.50
3	0812	CONCRETE C	0 100	0	0	1,223.00	SF	4.00	4.00
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
5	0825	BRICK	0 100	0	0	93.00	SF	12.50	12.50
6	0820	WOOD WALK	0 100	0	0	129.00	SF	11.75	11.75
7	0858	SCULP CONC	0 100	0	0	192.00	SF	13.00	13.00
8	0910	SCRN RM L	0 100	0	0	186.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



1630 REGATTA DR, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0810	CONCRETE A	0 100	8	5	40.00	SF	6.50	6.50	100	1988	1988	3	57	148	
3	0812	CONCRETE C	0 100	0	0	1,223.00	SF	4.00	4.00	100	1988	1988	3	57	2,788	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
5	0825	BRICK	0 100	0	0	93.00	SF	12.50	12.50	100	1993	1993	3	90	1,046	
6	0820	WOOD WALK	0 100	0	0	129.00	SF	11.75	11.75	100	1993	1993	3	40	606	
7	0858	SCULP CONC	0 100	0	0	192.00	SF	13.00	13.00	100	1993	1993	3	90	2,246	
8	0910	SCRN RM L	0 100	0	0	186.00	SF	15.00	15.00	100	2001	2001	3	20	558	

TOTAL OB/XF										10,232						
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		545,355	
TOTAL MARKET OB/XF VALUE		10,232	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		980,587	
SOH/AGL Deduction		609,921	
ASSESSED VALUE		370,666	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		320,666	
TOTAL JUST VALUE		980,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		847,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007199	XFOB	1,800	06/01/2000
8707	REMODEL	13,000	02/22/1993
8558	ADDITION	30,000	12/30/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2104/1387	2/24/2017	QC	U	I	11	100			
GRANTOR: SPANIEL GEORGE & SHIR									
GRANTEE: SPANIEL GEORGE C									
0664/0520	8/03/1992	QC	U	I		100			
GRANTOR: SUMMER BCH AMENITIES									
GRANTEE: SPANIEL GEORGE & S									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N6 W4 N4 W2 N3 W13 UOP=[YR=1993] N2 W2 N4 W8 S4 W2 S9 W4 S5 E11N6 E3 N4 E2 N2\$ S2 W2 S4 W3 S6W11 N5 W19 S5 W15 S15 E3 S23 E18 FOP=[YR=1993] S3 E6 N6 W6 S3\$ N3 E6 S5 E14 FGR=[YR=1993] S24 E23 N20 UOP=[YR=1993] E10N13 E4 N4 E2 N21 W5 S6 E2 S7 W2 S4 W13 S19 E2 S2\$ N2 W2 N2 W21\$ E21 N17 E13 N4 E2 N7 W2 N11\$.									