

LOT 31 & FRACTION OF LOT 1
IN OR 2569/344 & OR 1891/479
GOLF SIDE AT SUMMER BEACH #1

CRANDALL SHERLYN D LIVING TRUST/CRANDALL SHERLYN D
1594 REGATTA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0031-0000



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	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	3019.00

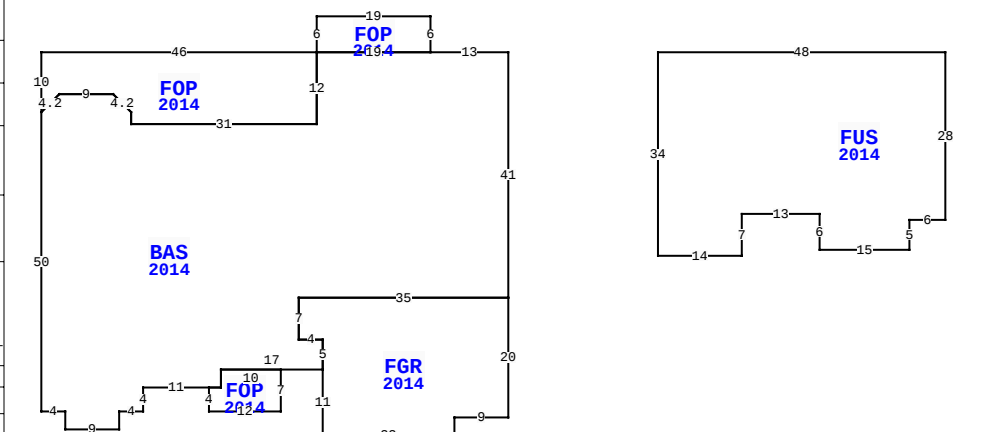
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,433	100	3,433	714,009
FGR	714	55	393	81,737
FOP	78	30	23	4,784
FOP	114	30	34	7,071
FOP	486	30	146	30,366
FUS	1,490	100	1,490	309,897

TOTALS	6,315		5,519	1,147,863
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,792.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	374.00	SF	7.00	7.00
3	0861	POOL GUNIT	0 100	0	0	380.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	1,186.00	SF	17.50	17.50
5	0855	CONC PAVER	0 100	0	0	806.00	SF	7.00	7.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,519	152.0332	216.65	1,195,691	2014	2014	0	0	4.00	96.00
1 SFR CUST - 100% - 2015 Heated Area: 4923 HX Base Yr 2015											



1594 REGATTA DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 60,887														
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
1	0855	CONC PAVER	0 100	0	0	1,792.00	SF	7.00	7.00	100	2014	2014	3	95
2	0855	CONC PAVER	0 100	0	0	374.00	SF	7.00	7.00	100	2014	2014	3	95
3	0861	POOL GUNIT	0 100	0	0	380.00	SF	85.00	85.00	100	2014	2014	3	78
4	0911	SCRN RM A	0 100	0	0	1,186.00	SF	17.50	17.50	100	2014	2014	3	70
5	0855	CONC PAVER	0 100	0	0	806.00	SF	7.00	7.00	100	2014	2014	3	95
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70

TOTAL OB/XF 60,887														
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
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				1,147,863	
TOTAL MARKET OB/XF VALUE				60,887	
TOTAL LAND VALUE - MARKET				425,000	
TOTAL MARKET VALUE				1,633,750	
SOH/AGL Deduction				790,114	
ASSESSED VALUE				843,636	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				788,636	
TOTAL JUST VALUE				1,633,750	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,392,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327604	CO ISSUED	0	10/03/2014
B1429282	SCRNRM	21,750	09/01/2014
B1428958	SWIM POOL	68,635	06/01/2014
B1327604	NEW CONSTR	566,883	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0344	6/06/2022	SW	U	I	11	100
GRANTOR: CRANDALL SHERLYN D						
GRANTEE: CRANDALL SHERLYN D						
1840/0539	2/11/2013	WD	Q	V	02	350,000
GRANTOR: FISHER ROBERT M TRUST						
GRANTEE: CRANDALL JOHN I & S						

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2014] W13 FOP=[YR=2014] N6 W19 S6 E19\$ W19 FOP=[YR=2014] W46 S10 U3 R3 E9 D3 R3 S2 E31 N12\$ S12 W31 N2 U3 L3 W9 D3 L3 S50 E4 S3 E9 N3 E4 N4 E11 FOP=[YR=2014] S4 E12 N7 W10 S3 W2\$ E2 N3 E17 FGR=[YR=2014] S11 E22 N3 E9 N20 W35 S7 E4 S5\$ N5 W4 N7 E35 N41\$ PTR=E25 FUS=[YR=2014] E48 S28 W6 S5 W15 N6 W13 S7 W14 N34\$W25\$.														