

LOT 33
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

WALSH DONNA P & THOMAS J
1586 REGATTA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0033-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	16	WD FR STUC 100	0500	12	3,096	208.1003	296.54	918,088	1997	2012	0	0	0	5.00	95.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023													Heated Area: 2850														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023														
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 60																												
Interior Floo	11	CLAY TILE 40																												
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.	100																												
Units	0	100																												
Quality			05	Quality Level 05																										
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	2,029	100	2,029	571,596																										
FGR	430	55	236	66,484																										
FOP	33	30	10	2,817																										
FUS	821	100	821	231,286																										
TOTALS			3,313	3,096	872,184																									
EXTRA FEATURES																1586 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	100	1997	1997	3	81	1,620															
2	0812	CONCRETE C	0	100	0	0	1,451.00	SF	4.00	100	1997	1997	3	75	4,353															
3	0830	FLAGSTONE	0	100	0	0	87.00	SF	12.00	100	1997	1997	3	75	783															
5	0861	POOL GUNIT	0	100	0	0	147.00	SF	85.00	100	2000	2000	3	27	3,374															
6	0845	KOOL DECK	0	100	0	0	627.00	SF	7.25	100	2000	2000	3	80	3,637															
7	0462	ST/AL FNC	0	100	0	0	516.00	SF	10.00	100	2000	2000	3	29	1,496															
TOTAL OB/XF																15,263														
LAND DESCRIPTION																														
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													
REVIEW DATE 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS																														