

LOT 38 & PT SEC 12-2N-28E
PAR 5-1 IN OR 2622/1
GOLF SIDE AT SUMMER BEACH #1

KACHURA MICHAEL J & SHELLY L/E/
1583 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

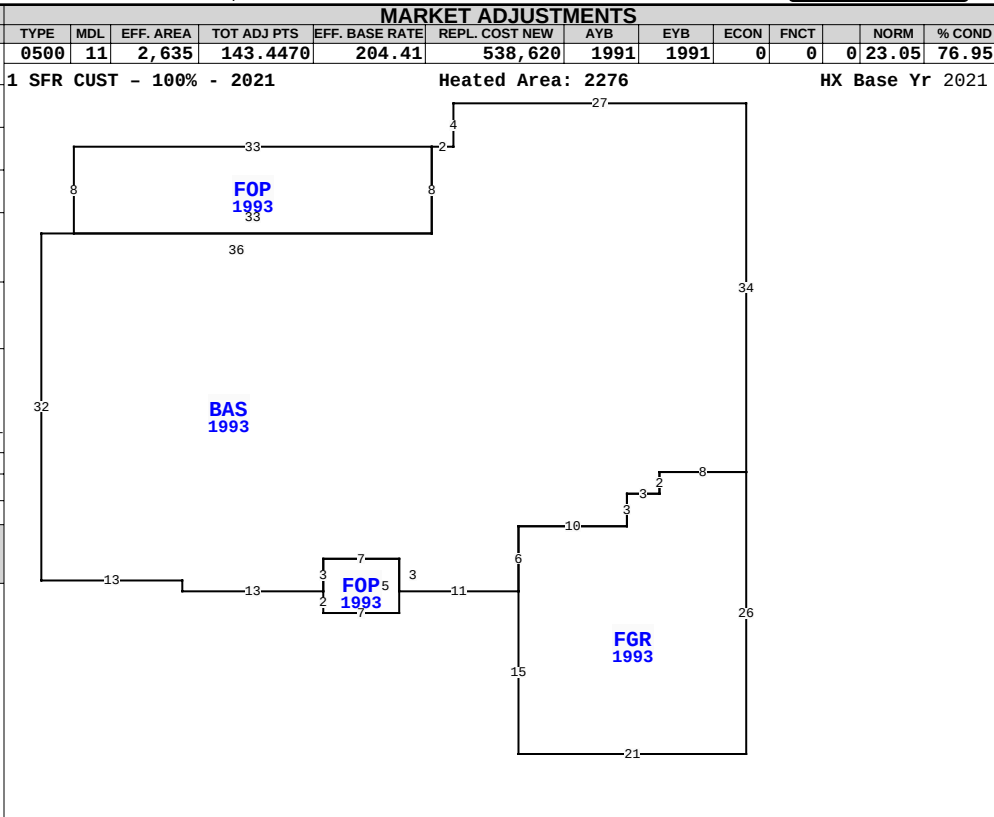
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	358,000
FGR	490	55	270	42,469
FOP	35	30	10	1,573
FOP	264	30	79	12,426

TOTALS	3,065		2,635	414,468
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	717.00	SF	5.20	5.20
3	0861	POOL GUNIT	0 100	32	15	480.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	549.00	SF	7.25	7.25
5	0911	SCRN RM A	0 100	0	0	798.00	SF	17.50	17.50
6	0755	FSP	0 100	10	11	110.00	SF	20.00	20.00

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

REVIEW DATE 01/04/2018 BY DJ



1583 REGATTA DR, FERNANDINA BEACH

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

TOTAL OB/XF										27,834		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	4	

Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		414,468	
TOTAL MARKET OB/XF VALUE		27,834	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		867,302	
SOH/AGL Deduction		252,016	
ASSESSED VALUE		615,286	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		565,286	
TOTAL JUST VALUE		867,302	
NCON VALUE		770	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		746,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700793	POLENCL	17,921	02/02/2017
80618052	REPAIR/RRF	3,500	10/31/2006
B18084	SCRN RM	7,864	10/31/2006
7696	ADDITION	4,750	11/25/1991
7587	SWIM POOL	18,400	10/08/1991
7397	NEW CONSTR	77,329	07/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/0001	2/28/2023	LE U	I	I	11
GRANTOR: KACHURA MICHAEL JOHN					
GRANTEE: KACHURA LYNN & JILL					
2401/0807	10/16/2020	WD Q	I	I	02
GRANTOR: WALTER TIMOTHY LAWREN					
GRANTEE: KACHURA MICHAEL JOH					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W27 S4 W2 FOP=[YR=1993] W33 S8 E33 N8\$ S8 W36 S32 E13 S1 E13 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E11 FGR=[YR=1993] S15 E21 N26 W8 S2 W3 S3 W10 S6\$ N6 E10 N3 E3 N2 E8 N34\$.					