LOT 44
IN OR 1868/1201
GOLFSIDE AT SUMMER BEACH #1

DARAZSDI JANET B REVOC TRUST/DARAZSDI JANET B TRUS
1601 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0044-0000

BUILDING CHARACTERISTICS

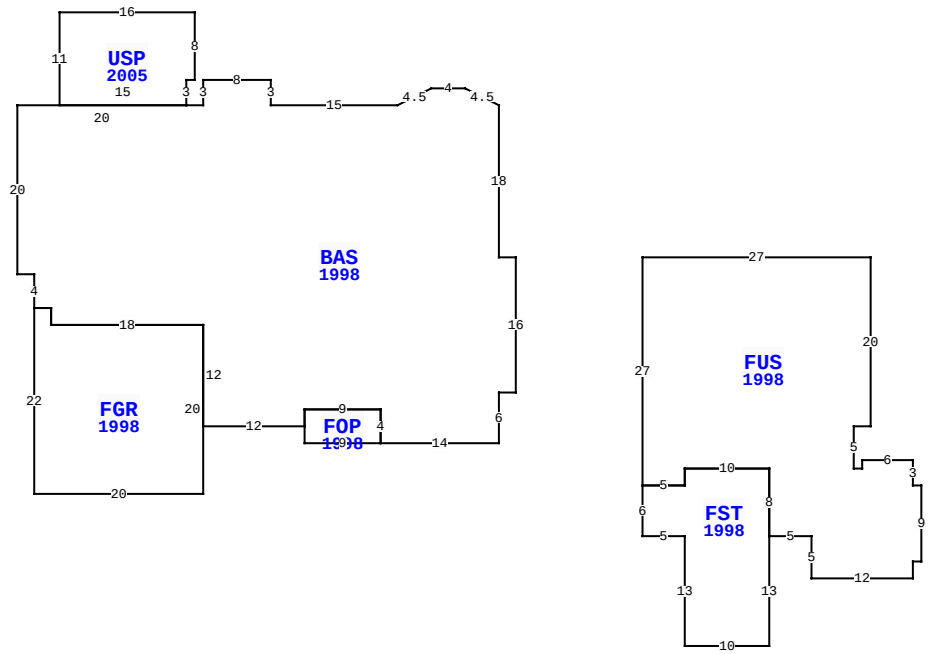
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,968	100	1,968	343,972
FGR	404	55	222	38,802
FOP	36	30	11	1,922
FST	240	55	132	23,071
FUS	886	100	886	154,857
USP	173	30	52	9,089
TOTALS	3,707		3,271	571,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,271	135.5270	193.13	631,728	1998	2003	0	0	0	9.50	90.50

1 SFR CUST - 0% - 0 Heated Area: 2854 HX Base Yr



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

1641 RIGGING WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	571,714
TOTAL MARKET OB/XF VALUE	14,203
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	1,010,917
SOH/AGL Deduction	229,652
ASSESSED VALUE	781,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	781,265
TOTAL JUST VALUE	1,010,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	857,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413353	ADDITION	7,200	07/01/2004
B9804839	NEW CONSTR	220,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1201	6/14/2013	WD	U	I	30	100
GRANTOR: DARAZSDI JANET B						
GRANTEE: DARAZSDI JANET B TR						
1236/1324	6/09/2004	WD	Q	I		705,000
GRANTOR: TORRI RONALD C & ANNA						
GRANTEE: DARAZSDI JAMES J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 N18 L4 U2 W4 D2 L4 W15 N3 W8 S3 W2
USP=[YR=2005] N3 E1 N8 W16 S11 E15$ W20 S20 E2 S4
FGR=[YR=1998] S22 E20 N20 W18 N2 W2 $ E2 S2 E18 S12 E12
FOP=[YR=1998] S2 E9 N4 W9 S2 $ N2 E9 S4 E14 N6 E2 N16 $ PTR=
E15 FUS=[YR=1998] E27 S20 W2 S5 E1 N1 E6 S3 E1 S9 W1 S2 W12
N5 W5 FST=[YR=1998] N8 W10 S2 W5 S6 E5 S13 E10 N13 $ N8 W10
S2 W5 N27 $ W15 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
2	0855	CONC PAVER	0	0	0	0	542.00	SF	10.00	10.00	100	2011	2011	3	93	5,041	
3	0855	CONC PAVER	0	0	0	0	84.00	SF	10.00	10.00	100	2011	2011	3	93	781	
4	0855	CONC PAVER	0	0	0	0	330.00	SF	10.00	10.00	100	2011	2011	3	93	3,069	
6	0462	ST/AL FNC	0	0	0	0	830.00	SF	10.00	10.00	100	2005	2005	3	44	3,652	

LAND DESCRIPTION

TOTAL OB/XF 14,203

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS