LOT 93 IN OR 2025/25
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

STALCUP LAWRENCE D & JOAN T
1637 REGATTA DR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0093-0000

BUILDING CHARACTERISTICS

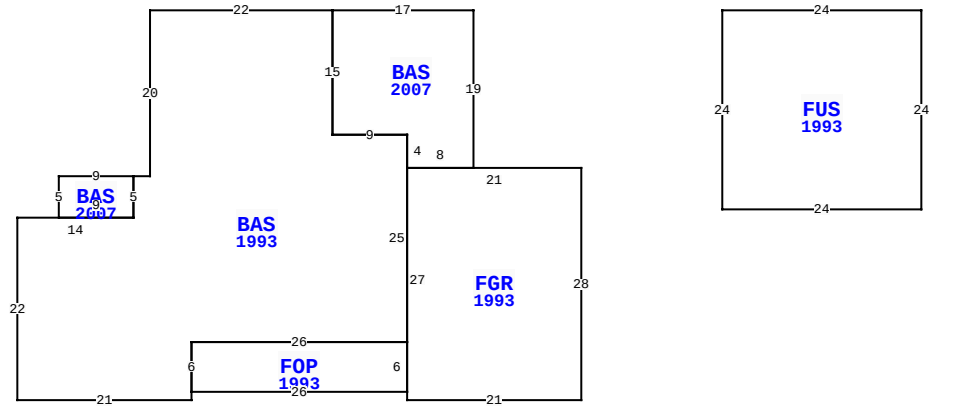
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	1,502	100	1,502	212,449
BAS	45	100	45	6,365
BAS	287	100	287	40,595
FGR	588	55	323	45,687
FOP	156	30	47	6,648
FUS	576	100	576	81,472
TOTALS	3,154		2,780	393,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,780	115.4160	164.47	457,227	1992	1994	0	0	0	14.00	86.00

1 SFR CUST - 100% - 2017 Heated Area: 2410 HX Base Yr 2017



1637 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		393,215
TOTAL MARKET OB/XF VALUE		13,320
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		756,535
SOH/AGL Deduction		285,936
ASSESSED VALUE		470,599
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,599
TOTAL JUST VALUE		756,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14796	MECH OTHER	0	09/01/2009
B16723	ADDITION	35,250	09/01/2005
7449	NEW CONSTR	98,000	08/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/0025	1/22/2016	WD	U	I	11	100
GRANTOR: STALCUP DONALD H & HE						
GRANTEE: STALCUP LAWRENCE D						
1256/1330	9/02/2004	WD	Q	I		465,000
GRANTOR: COOPER VIRGINIA L						
GRANTEE: STALCUP DONALD H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 BAS=[YR=1993] W22 S20 W2 BAS=[YR=2007] W9 S5 E9 N5$ S5 W14 S22 E21 N1 FOP=[YR=1993] E26 FGR=[YR=1993] S1 E21 N28 W21 S27$ N6 W26 S6$ N6 E26 N25 W9 N15$ S15 E9 S4 E8 N19$ PTR= E30 FUS=[YR=1993] E24 S24 W24 N24$ W30$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00	4.00	100	1992	1992	3	66	6,188	
3	0825	BRICK	0	100	0	0	130.00	SF	12.50	12.50	100	1992	1992	3	89	1,446	
5	0858	SCULP CONC	0	100	0	0	337.00	SF	13.00	13.00	100	2005	2005	3	96	4,206	

LAND DESCRIPTION

TOTAL OB/XF 13,320

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 07/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS