LOT 99
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

DIPAOLO PAUL/WORTHINGTON NANCY
1607 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-065A-0099-0000

BUILDING CHARACTERISTICS

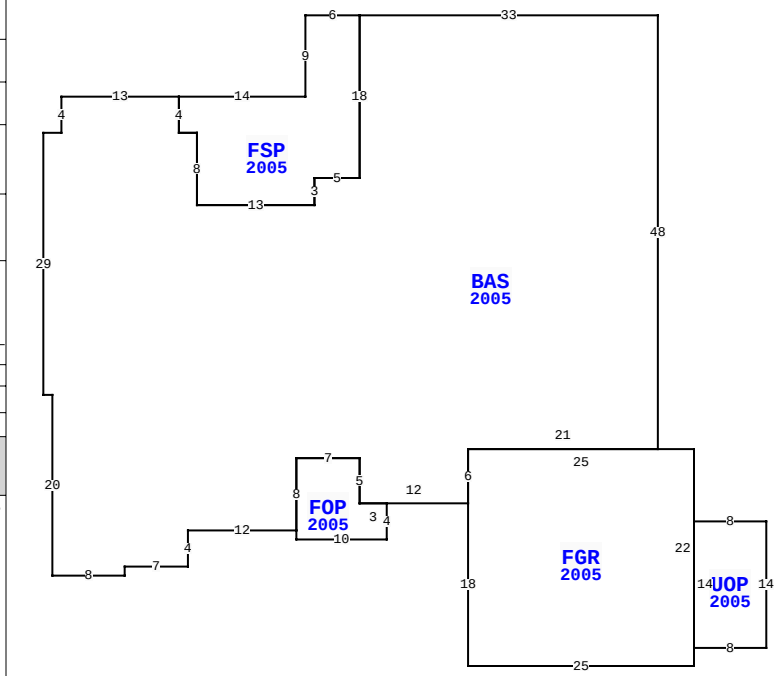
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	3,116	100	3,116	504,684
FGR	600	55	330	53,448
FOP	75	30	22	3,563
FSP	263	40	105	17,006
UOP	112	20	22	3,563
TOTALS	4,166		3,595	582,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,595	117.7830	167.84	603,385	2005	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2023 Heated Area: 3116 HX Base Yr 2023



1607 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		582,267
TOTAL MARKET OB/XF VALUE		16,519
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		948,786
SOH/AGL Deduction		0
ASSESSED VALUE		948,786
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		898,786
TOTAL JUST VALUE		948,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412975	NEW CONSTR	275,000	06/01/2004
R046269	REPAIR/RRF	25,000	06/01/2004
B0412835	FOUNDATION	3,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1594	2/15/2022	WD	Q	I	01	1,150,000
GRANTOR: SUTTON JAMES R & CARO						
GRANTEE: DIPAOLO PAUL & NANC						
1208/1692	2/18/2004	WD	Q	V		179,500
GRANTOR: WALKER GREGORY & CARM						
GRANTEE: SUTTON JAMES R & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W33 FSP=[YR=2005] W6 S9 W14 S4 E2 S8 E13 N3 E5 N18$ S18 W5 S3 W13 N8 W2 N4 W13 S4 W2 S29 E1 S20 E8 N1 E7 N4 E12 FOP=[YR=2005] S1 E10 N4 W3 N5 W7 S8$ N8 E7 S5 E12 FGR=[YR=2005] S18 E25 N2 UOP=[YR=2005] E8 N14 W8 S14$ N22 W25 S6$ N6 E21 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	683.00	SF	7.00	7.00	100	2007	2007	3	89	4,255	
3	0855	CONC PAVER	0	100	0	0	168.00	SF	7.00	7.00	100	2007	2007	3	89	1,047	
4	0855	CONC PAVER	0	100	7	6	42.00	SF	7.00	7.00	100	2007	2007	3	89	262	
5	0462	ST/AL FNC	0	100	0	0	722.00	SF	10.00	10.00	100	2005	2005	3	44	3,177	
6	1126	CB/STC 8"	0	100	0	0	825.00	SF	4.00	4.00	100	2005	2005	3	87	2,871	
7	0855	CONC PAVER	0	100	0	0	282.00	SF	7.00	7.00	100	2007	2007	3	89	1,757	

LAND DESCRIPTION

TOTAL OB/XF 16,519

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 04/12/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS