

PT LOT 8 & PT SECT 12-2N-28
IN OR 2665/1112
GOLFIDE AT SUMMER BEACH #1

ORCIANI PAUL & SHERRI
1738 REGATTA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Exterior Wall	12
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	11
Interior Floo	13
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	1.
Units	

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	3019.00	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,883	100	2,883	461,044
FEP	386	80	309	49,415
FGR	599	55	329	52,613
FOP	21	30	6	960
FOP	56	30	17	2,719
FST	126	55	69	11,034
PTO	28	5	1	160
TOTALS	4,099		3,614	577,944

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

LAND DESCRIPTION	
L N	USE CODE
1	000140

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,614	133.7688	200.65	725,149	1989	1994	0	0	20.30	79.70
1 SFR CUST - 100% - 2024											
Heated Area: 2883											
HX Base Yr 2024											
1738 REGATTA DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/26/2024 MLU											

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0 100	0	0	1,690.00	SF	4.00	4.00	100	1989	1989	3	57	3,853	

LAND DESCRIPTION	
L N	USE CODE
1	000140

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	577,944
TOTAL MARKET OB/XF VALUE	6,163
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,084,107
SOH/AGL Deduction	0
ASSESSED VALUE	1,084,107
TOTAL EXEMPTION VALUE	HX HB
BASE TAXABLE VALUE	1,034,107
TOTAL JUST VALUE	1,084,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	824,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213118	REPAIR/RRF	1,000	09/03/2012
5119	NEW CONSTR	121,500	08/25/1988

SALES DATA	
OFF RECORD Number	DATE
2665/1112	9/05/2023
GRANTOR: JBF TRUST	
GRANTEE: ORCIANI PAUL & SHER	
2563/1197	5/17/2022
GRANTOR: FOSTER JEFFREY L & EL	
GRANTEE: JBF TRUST	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 FEP=[YR=1993] W5 FOP=[YR=1993] N2	
PTO=[YR=1993] N2 W14 S2 E14\$ W14 S4 E14 N2\$ S2 W14 N2 W4 S18	
E23 N18\$ S18 W23 N18 W14 S24 W4 S11 E4 S34 E5 S1 E9	
FOP=[YR=1993] E4 N3 W1 N3 W3 S6\$ N6 E3 S3 E3 S2 E8 N2 E5 S2	
E8 N2 E2 FGR=[YR=1993] S18 E25 N29 W7 FST=[YR=1993] W18 S7	
E18 N7\$ S7 W18 S4\$ N11 E4 N12 E2 N44\$.	