

LOT 25
IN OR 1279/1259
GOLF SIDE AT SUMMER BEACH #1

BROWN MARCIA & ROGER D
1618 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0025-0000



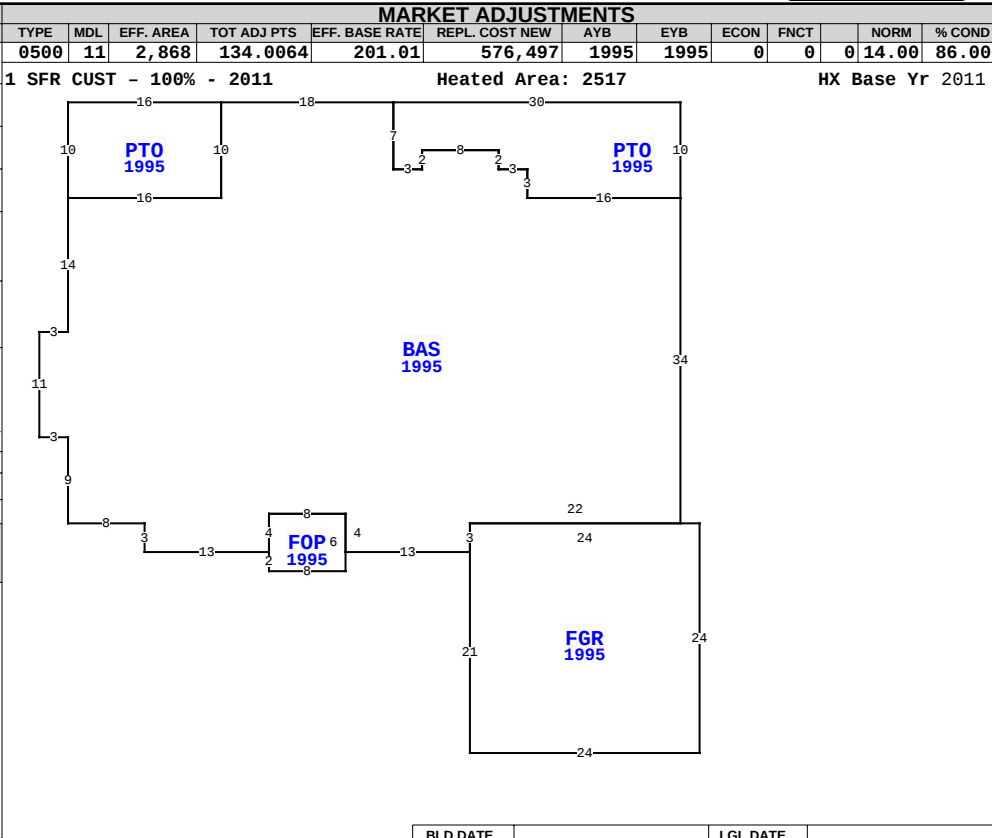
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,517	100	2,517	435,110
FGR	576	55	317	54,799
FOP	48	30	14	2,420
PTO	160	5	8	1,383
PTO	242	5	12	2,074
TOTALS	3,543		2,868	495,787

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0812	CONCRETE C	0 100	0	0	1,670.00	SF	4.00	4.00	100	1995
3	0810	CONCRETE A	0 100	8	2	16.00	SF	6.50	6.50	100	1995
4	0810	CONCRETE A	0 100	9	6	54.00	SF	6.50	6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	



1618 REGATTA DR, FERNANDINA BEACH											
BLD DATE			LGL DATE			03/26/2024			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		495,787	
TOTAL MARKET OB/XF VALUE		7,690	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,003,477	
SOH/AGL Deduction		450,614	
ASSESSED VALUE		552,863	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		502,863	
TOTAL JUST VALUE		1,003,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		906,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401264	NEW CONSTR	157,140	08/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1279/1259	12/09/2004	WD	Q	I	
GRANTOR: GUMM WILLIAM G					SALE PRICE
GRANTEE: BROWN MARCIA & ROGE					615,000
0708/1556	7/08/1994	WD	Q	V	
GRANTOR: TEAGLE JAMES C & DIAN					68,000
GRANTEE: GUMM WILLIAM G & MA					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=1995] W30 BAS=[YR=1995] W18 PTO=[YR=1995] W16 S10 E16 N10 \$ S10 W16 S14 W3 S11 E3 S9 E8 S3 E13 FOP=[YR=1995] S2 E8 N6 W8 S4 \$ N4 E8 S4 E13 FGR=[YR=1995] S21 E24 N24 W24 S3 \$ N3 E22 N34 W16 N3 W3 N2 W8 S2 W3 N7 \$ S7 E3 N2 E8 S2 E3 S3 E16 N10 \$.											