

LOT 28 & S-2 OF LOT 29
IN OR 2184/1449
GOLF SIDE AT SUMMER BEACH #1

SPELLMAN FAMILY TRUST/SPELLMAN SUSAN A TRUSTEE
1604 REGATTA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0028-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	01	Quality Level 01
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	2,869	100	2,869	382,637
FGR	510	55	280	37,343
FOP	126	30	38	5,068
FSP	508	40	203	27,074
FUS	893	100	893	119,099
FUS	427	100	427	56,949
PTO	28	5	1	134
STP	8	10	1	134
STP	14	10	1	134
STP	18	10	2	266
TOTALS	5,401		4,715	628,837

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0855	CONC PAVER
3	0855	CONC PAVER
4	0825	BRICK
5	0861	POOL GUNIT
6	0910	SCRN RM L
7	0877	JACUZZI
8	0463	FENCE GATE
9	1126	CB/STC 8"
10	0871	POOL HTR R

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,715	120.5582	150.70	710,550	1998	2000	0	0	0	11.50
1 SNGL FAM - 100% - 2003 Heated Area: 4189 HX Base Yr 2003											
1604 REGATTA DR, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	0	1.00	UT 2,000.00	100	1998
2	0855	CONC PAVER	0	100	0	0	0	1,760.00	SF 7.00	100	2013
3	0855	CONC PAVER	0	100	0	0	0	564.00	SF 7.00	100	2013
4	0825	BRICK	0	100	0	0	0	769.00	SF 12.50	100	2003
5	0861	POOL GUNIT	0	100	0	0	0	269.00	SF 85.00	100	2003
6	0910	SCRN RM L	0	100	33	33	0	1,089.00	SF 15.00	100	2003
7	0877	JACUZZI	0	100	0	0	0	1.00	UT 1,000.00	100	2003
8	0463	FENCE GATE	0	100	0	0	0	1.00	UT 300.00	100	1999
9	1126	CB/STC 8"	0	100	0	0	0	170.00	SF 8.00	100	1999
10	0871	POOL HTR R	0	100	0	0	0	1.00	UT 2,000.00	100	2003
TOTAL OB/XF 38,612											

TOTAL OB/XF											
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	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		628,837	
TOTAL MARKET OB/XF VALUE		38,612	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,167,449	
SOH/AGL Deduction		438,202	
ASSESSED VALUE		729,247	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		674,247	
TOTAL JUST VALUE		1,167,449	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,065,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11108	REPAIR/RRF	2,920	03/01/2008
M13656	MECH OTHER	0	03/01/2008
B21123	ADDITION	0	02/01/2008
B0311990	XFOB	9,042	11/01/2003
B0311331	SWIM POOL	17,000	06/01/2003
B9805009	NEW CONSTR	230,000	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2184/1449	3/19/2018	WD U	I	11	
GRANTOR: SUSAN A SPELLMAN TRUS					
GRANTEE: SPELLMAN FAMILY TRU					
1096/1592	11/25/2002	WD Q	I		875,000
GRANTOR: COTTLE STANLEY H & DE					
GRANTEE: SPELLMAN SUSAN A TR					

BUILDING NOTES											
FSP=[YR=2008] W25 BAS=[YR=1998] N2 W19 PTO=[YR=1998] N4 W7 S4 E7\$ W17 S4 STP=[YR=1998] W2 S9 E2 N9\$ S36 FGR=[YR=1998] W12 S24 E21 N15 E2 N3 W2 N6 W9\$ E9 S6 E2 S3 W2 S16 E13 N1 E7 N5 FOP=[YR=1998] E11 STP=[YR=1998] S2 E7 N2 W7\$ E7 N7 W18 S7\$ N7 E18 S7 E15 N18 W1 N20 W14 S3 W11 N22\$ S22 E11 N3 E14 STP=[YR=1998] E2 N4 W2 S4\$ N19\$ PTR= E45 FUS=[YR=1998] E11 N21 E15 S30 E10 FUS=[YR=2008] N8 W3 N14 E3 N3 E13 S17 W1 S12 W7 S6 W4 N10 W1 \$ E1 S10 W8 N2 W3 S8 W15 N16 W11 N9\$ W45 \$.											