LOT 33
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

WALSH DONNA P & THOMAS J
1586 REGATTA DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

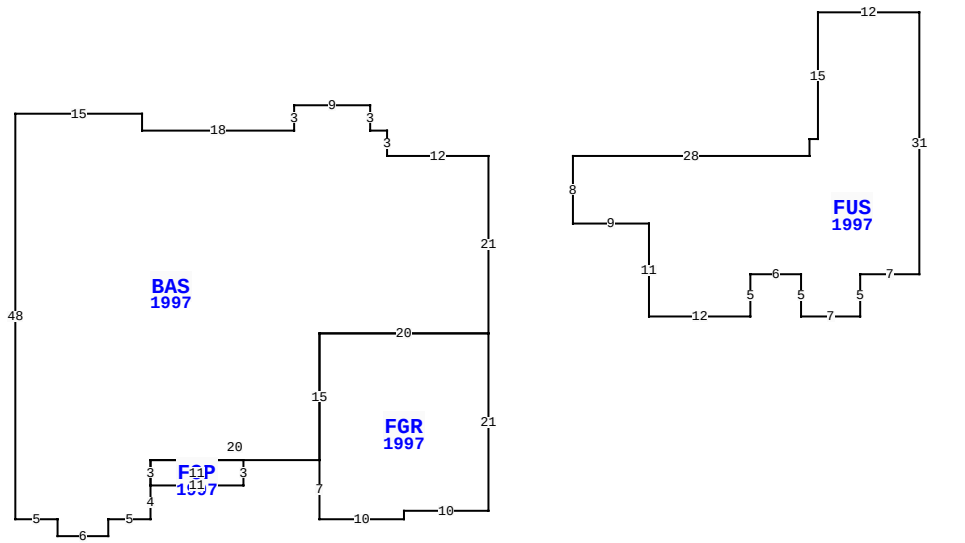
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	2,029	100	2,029	598,518
FGR	430	55	236	69,615
FOP	33	30	10	2,950
FUS	821	100	821	242,180
TOTALS	3,313		3,096	913,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,096	208.1003	312.15	966,416	1997	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2023 Heated Area: 2850 HX Base Yr 2023



1586 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		913,263
TOTAL MARKET OB/XF VALUE		14,759
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,428,022
SOH/AGL Deduction		76,202
ASSESSED VALUE		1,351,820
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		1,296,820
TOTAL JUST VALUE		1,428,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,312,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007274	SWIM POOL	13,000	06/01/2000
B9704046	NEW CONSTR	200,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1804	4/13/2022	WD	Q	I	01	1,639,000
GRANTOR: VON MOHR PAUL J & MAR						
GRANTEE: WALSH DONNA P & THO						
2271/0545	4/26/2019	WD	Q	I	01	900,000
GRANTOR: SASANFAR GUY S & GAIL						
GRANTEE: VON MOHR PAUL J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 N3 W2 N3 W9 S3 W18 N2 W15 S48 E5 S2 E6 N2 E5 N4 FOP=[YR=1997] E11 N3 W11 S3$N3 E20 FGR=[YR=1997] S7 E10 N1 E10 N21 W20 S15$ N15 E20 N21$ PTR=E10 FUS=[YR=1997] E28 N2 E1 N15E12 S31 W7 S5 W7 N5 W6 S5 W12 N11 W9 N8$ W10$.

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	1997	1997	3	80	1,600	
2	0812	CONCRETE C	0	100	0	0	1,451.00	SF	4.00	4.00	100	1997	1997	3	73	4,237	
3	0830	FLAGSTONE	0	100	0	0	87.00	SF	12.00	12.00	100	1997	1997	3	73	762	
4	0861	POOL GUNIT	0	100	0	0	147.00	SF	85.00	85.00	100	2000	2000	3	25	3,124	
5	0845	KOOL DECK	0	100	0	0	627.00	SF	7.25	7.25	100	2000	2000	3	79	3,591	
6	0462	ST/AL FNC	0	100	0	0	516.00	SF	10.00	10.00	100	2000	2000	3	28	1,445	

LAND DESCRIPTION

TOTAL OB/XF 14,759

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS