

LOTS 35 34 & S-1 OF LOT 36
IN OR 1142/992 & OR 1296/1283
& OR 1142/993

UEBELEIN KEVIN C
1582 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	35	100	35	5,889
BAS	2,226	100	2,226	374,562
BAS	365	100	365	61,418
FGR	638	55	351	59,062
FOP	148	30	44	7,404
FOP	175	30	52	8,750
FOP	225	30	68	11,442
FST	112	55	62	10,432
FUS	824	100	824	138,652
UOP	175	20	35	5,889
TOTALS	4,923		4,062	683,499

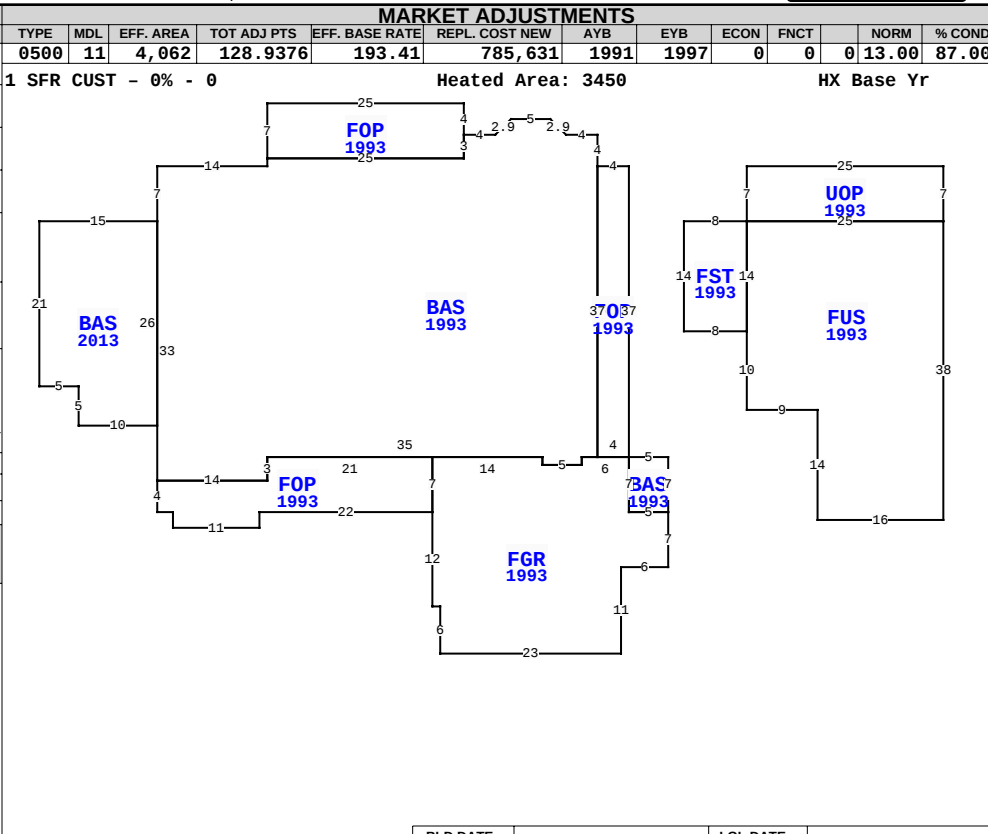
EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0812	CONCRETE C	0	0	0	0	1,462.00	SF	4.00	4.00	100	1991	1991	3	62	3,626	
3	0861	POOL GUNIT	0	0	0	0	405.00	SF	85.00	85.00	100	1991	1991	3	20	6,885	
4	0910	SCRN RM L	0	0	0	0	531.00	SF	15.00	15.00	100	1991	1991	3	20	1,593	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							
2	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.50	500,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA



1582 REGATTA DR, FERNANDINA BEACH

1582 REGATTA DR, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400				
1,462.00	SF	4.00	4.00	100	1991	1991	3	62	3,626				
405.00	SF	85.00	85.00	100	1991	1991	3	20	6,885				
531.00	SF	15.00	15.00	100	1991	1991	3	20	1,593				

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1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							
2	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.50	500,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		683,499
TOTAL MARKET OB/XF VALUE		13,504
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,447,003
SOH/AGL Deduction		402,891
ASSESSED VALUE		1,044,112
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,044,112
TOTAL JUST VALUE		1,447,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,304,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318933	H/AC	0	11/01/2013
B1327758	358 SF ADD	75,000	09/01/2013
7178	NEW CONSTR	400	01/29/1991
6858	SWIM POOL	9,600	11/20/1990
6837	NEW CONSTR	193,531	11/08/1990

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BUILDING NOTES			
FOP=[YR=1993] W4 BAS=[YR=1993] N4 W4 U2 L2 W5 D2 L2 W4			
FOP=[YR=1993] N4 W25 S7 E25 N3\$ S3 W25 S1 W14 S7			
BAS=[YR=2013] W15 S21 E5 S5 E10 N26\$ S33 FOP=[YR=1993] S4E2			
S2 E11 N2 E22 FGR=[YR=1993] S12 E1 S6 E23 N11 E6 N7			
BAS=[YR=1993] N7W5 S7 E5\$ W5 N7 W6 S1 W5 N1 W14 S7\$ N7 W21 S3			
W14\$E14 N3 E35 S1 E5 N1 E2 N37 \$ S37 E4 N37\$ PTR=E15			
UOP=[YR=1993] E25 S7 FUS=[YR=1993] S38 W16 N14 W9 N10			
FST=[YR=1993] W8 N14 E8 S14\$ N14 E25\$ W25 N7\$ W15\$.			

BUILDING DIMENSIONS			
FOP=[YR=1993] W4 BAS=[YR=1993] N4 W4 U2 L2 W5 D2 L2 W4			
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