LOT 96
IN OR 1363/1364
GOLFSIDE AT SUMMER BEACH #1

TERRY DONNA L & DAVID J
1615 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0096-0000

BUILDING CHARACTERISTICS

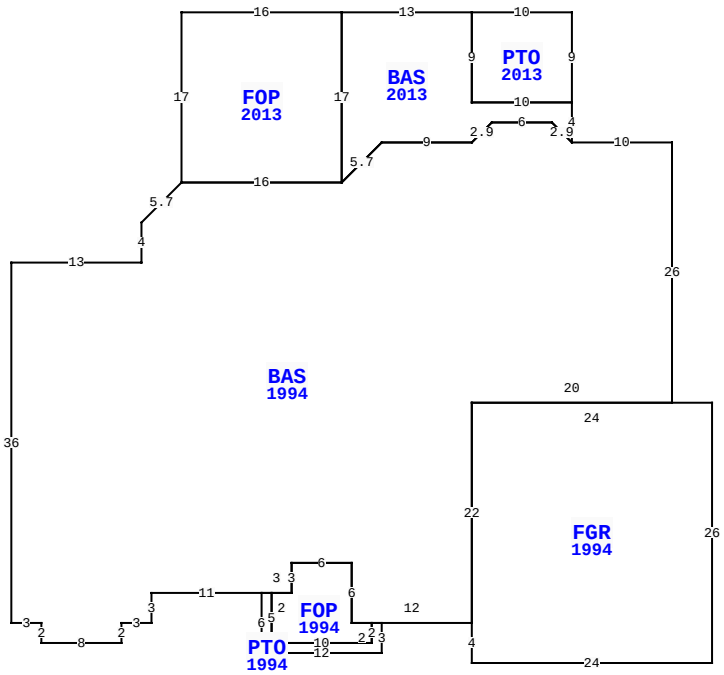
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,430	100	2,430	335,522
BAS	201	100	201	27,753
FGR	624	55	343	47,359
FOP	62	30	19	2,623
FOP	272	30	82	11,323
PTO	19	5	1	138
PTO	90	5	4	552
TOTALS	3,698		3,080	425,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,080	105.1974	157.80	486,024	1994	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2006 Heated Area: 2631 HX Base Yr 2006



1615 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		425,271
TOTAL MARKET OB/XF VALUE		14,255
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		789,526
SOH/AGL Deduction		351,403
ASSESSED VALUE		438,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		388,123
TOTAL JUST VALUE		789,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327608	SWIM POOL	39,400	08/01/2013
E136381	REMODEL	0	07/01/2013
B1327340	ADDITION	150,000	06/01/2013
B23382	REMODEL	28,000	03/01/2010
B9602810	NEW CONSTR	0	04/01/1996
M961599	H/AC	0	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1364	11/01/2005	WD	Q	I		657,500
GRANTOR: TURNER-ICENHOWER KARI						
GRANTEE: TERRY DONNA L & DAV						
1224/0288	4/20/2004	WD	Q	I		435,000
GRANTOR: RYAN ALFRED C JR						
GRANTEE: ICENHOWER KARIE & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W10 BAS=[YR=2013] N4 PTO=[YR=2013] N9 W10 S9 E10$ W10 N9 W13 FOP=[YR=2013] W16 S17 E16 N17$ S17 U4 R4 E9 U2 R2 E6 D2 R2 $ U2 L2 W6 L2 D2 W9 D4 L4 W16 D4 L4 S4 W13 S36 E3 S2E8 N2 E3 N3 E11 PTO=[YR=1994] S6 E12N3 W1 FOP=[YR=1994] W2 N6 W6 S3 W2 S5 E10 N2 $ S2 W10 N5 W1 $ E3 N3 E6 S6 E12 FGR=[YR=1994] S4 E24 N26 W24 S22 $ N22 E20 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,163.00	SF	4.00	4.00	100	1994	1994	3	68	3,163	
3	0810	CONCRETE A	0	100	7	6	42.00	SF	6.50	6.50	100	1994	1994	3	68	186	
4	0810	CONCRETE A	0	100	0	0	29.00	SF	6.50	6.50	100	1994	1994	3	68	128	
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1994	1994	3	68	159	
6	0861	POOL GUNIT	0	100	0	0	112.00	SF	85.00	85.00	100	2013	2013	3	71	6,759	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 14,255

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS