

LOT 99
GOLF SIDE AT SUMMER BEACH #1
PB 5/114-118

MATTHEWS DORIS D & RODERICK M
1607 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-065A-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

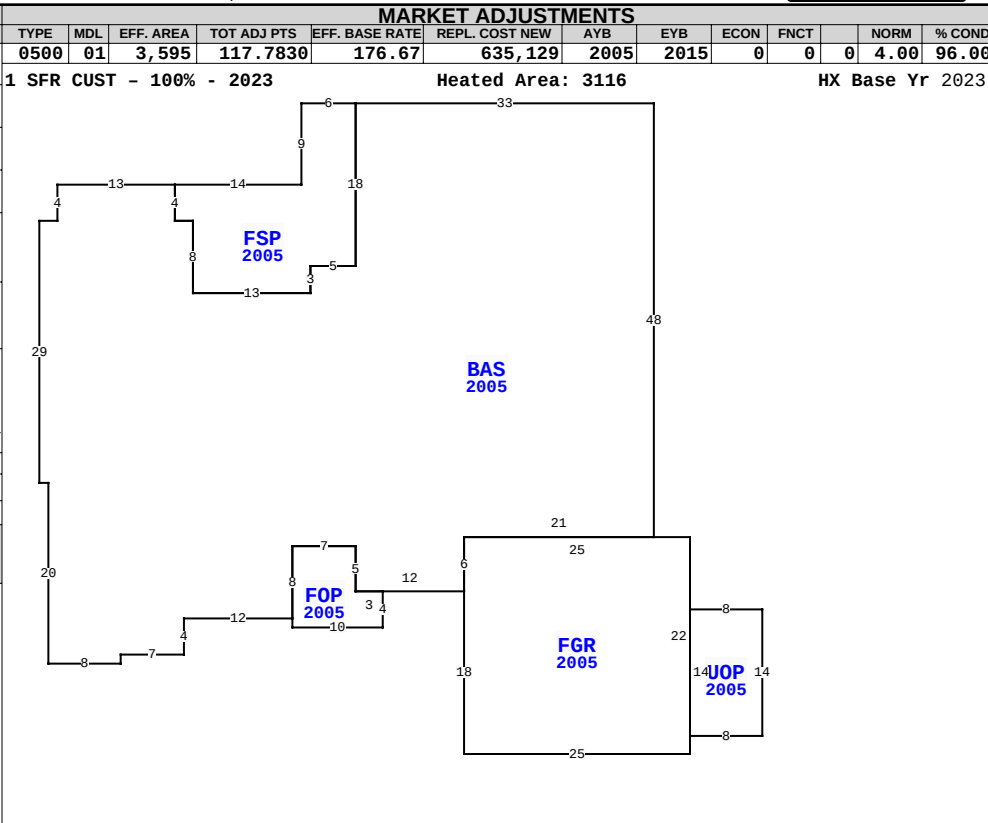
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,116	100	3,116	528,484
FGR	600	55	330	55,969
FOP	75	30	22	3,732
FSP	263	40	105	17,808
UOP	112	20	22	3,732

TOTALS	4,166		3,595	609,724
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	683.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	168.00	SF	7.00	7.00
4	0855	CONC PAVER	0 100	7	6	42.00	SF	7.00	7.00
5	0462	ST/AL FNC	0 100	0	0	722.00	SF	10.00	10.00
6	1126	CB/STC 8"	0 100	0	0	825.00	SF	4.00	4.00
7	0855	CONC PAVER	0 100	0	0	282.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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1607 REGATTA DR, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0 100	0	0	683.00	SF	7.00	7.00	100	2007	2007	3	88	4,207	
3	0855	CONC PAVER	0 100	0	0	168.00	SF	7.00	7.00	100	2007	2007	3	88	1,035	
4	0855	CONC PAVER	0 100	7	6	42.00	SF	7.00	7.00	100	2007	2007	3	88	259	
5	0462	ST/AL FNC	0 100	0	0	722.00	SF	10.00	10.00	100	2005	2005	3	40	2,888	
6	1126	CB/STC 8"	0 100	0	0	825.00	SF	4.00	4.00	100	2005	2005	3	86	2,838	
7	0855	CONC PAVER	0 100	0	0	282.00	SF	7.00	7.00	100	2007	2007	3	88	1,737	

TOTAL OB/XF										16,079						
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
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

Total Acres:	0.00	Total Land Value:	350,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 8						
BUILDING MARKET VALUE										Tax Dist:						
TOTAL MARKET OB/XF VALUE										609,724						
TOTAL LAND VALUE - MARKET										16,079						
TOTAL MARKET VALUE										350,000						
SOH/AGL Deduction										975,803						
ASSESSED VALUE										0						
TOTAL EXEMPTION VALUE										HX HB						
BASE TAXABLE VALUE										975,803						
TOTAL JUST VALUE										925,803						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										948,786						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412975	NEW CONSTR	275,000	06/01/2004
R046269	REPAIR/RRF	25,000	06/01/2004
B0412835	FOUNDATION	3,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/1139	4/12/2024	WD	Q	I	01	1,330,000
GRANTOR: DIPALO PAUL						
GRANTEE: MATTHEWS DORIS D &						
2547/1594	2/15/2022	WD	Q	I	01	1,150,000
GRANTOR: SUTTON JAMES R & CARO						
GRANTEE: DIPALO PAUL & NANC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W33 FSP=[YR=2005] W6 S9 W14 S4 E2 S8 E13 N3 E5 N18\$ S18 W5 S3 W13 N8 W2 N4 W13 S4 W2 S29 E1 S20 E8 N1 E7 N4 E12 FOP=[YR=2005] S1 E10 N4 W3 N5 W7 S8\$ N8 E7 S5 E12 FGR=[YR=2005] S18 E25 N2 UOP=[YR=2005] E8 N14 W8 S14\$ N22 W25 S6\$ N6 E21 N48\$.									