PT LOTS 2 & 1 & SEC 13-2N-28
IN OR 2594/1977
GOLFSIDE AT SUMMER BEACH #1

STALZER BRIAN G & TRACY S
1700 BRANDON HALL DRIVE
SANDY SPRINGS, GA 30350

2025

00-SB-30-065A-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

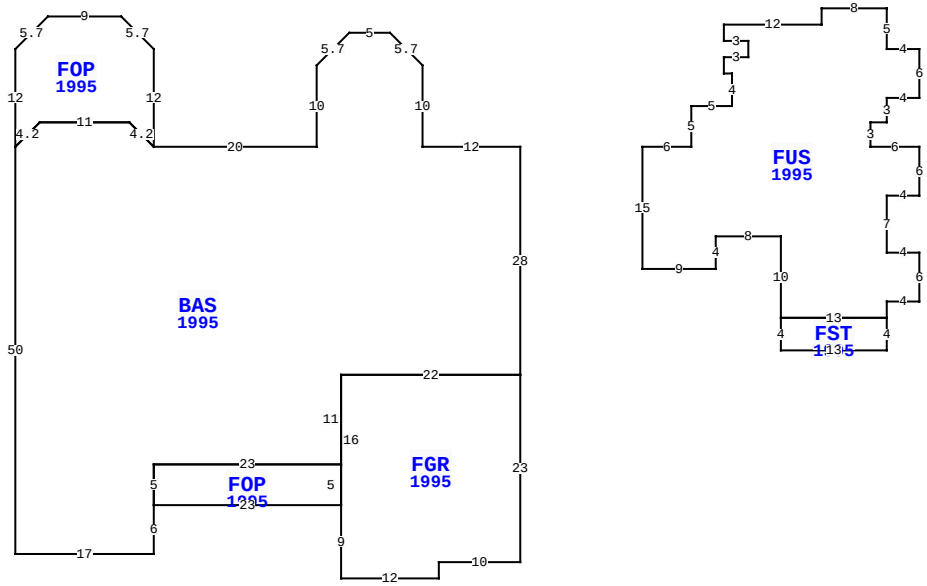
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	1995	2,571	502,253
FGR	530	55	1995	292	57,043
FOP	115	30	1995	34	6,642
FOP	214	30	1995	64	12,503
FST	52	55	1995	29	5,665
FUS	888	100	1995	888	173,474
TOTALS	4,370			3,878	757,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,878	136.6200	215.86	837,105	1995	2005	0	0	0	9.50	90.50

1 SFR CUST – 0% - 2023 Heated Area: 3459 HX Base Yr



1774 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	757,580
TOTAL MARKET OB/XF VALUE	32,797
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,290,377
SOH/AGL Deduction	0
ASSESSED VALUE	1,290,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,290,377
TOTAL JUST VALUE	1,290,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,257,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20590	SCRN ENCL	9,000	09/01/2007
B0720195	SWIM POOL	40,000	07/01/2007
B9501955	NEW CONSTR	150,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1977	10/07/2022	WD	Q	I	01	1,625,000
GRANTOR: WALKER TIMOTHY F TRUS						
GRANTEE: STALZER BRIAN GERAR						
1851/0656	4/11/2013	WD	Q	I	02	700,000
GRANTOR: SHAW SANDRA K & FRANK						
GRANTEE: WALKER TIMOTHY F TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 N10 U4 L4 W5 D4 L4 S10 W20
FOP=[YR=1995] N12 U4 L4 W9 D4 L4 S12 R3 U3 E11 D3 R3 $
L3 U3 W11 D3 L3 S50 E17 N6 FOP=[YR=1995] E23 FGR=[YR=1995]
S9 E12 N2 E10 N23 W22 S16$ N5 W23 S5$ N5 E23 N11 E22 N28$
PTR=E15 FUS=[YR=1995] E6 N5E5 N4 W1 N2 E3 N2 W3 N2 E12 N2E8
S5 E4 S6 W4 S3 W2 S3 E6 S6 W4 S7 E4 S6 W4 S2 FST=[YR=1995] S4
W13 N4 E13$ W13 N10 W8 S4 W9 N15$ W15$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
2	0855	CONC PAVER	0	0	0	0	1,294.00	SF	7.00	7.00	100	2008	2008	3	88	7,971	
3	0825	BRICK	0	0	0	0	99.00	SF	12.50	12.50	100	1995	1995	3	90	1,114	
4	0810	CONCRETE A	0	0	0	0	234.00	SF	6.50	6.50	100	1995	1995	3	68	1,034	
5	0810	CONCRETE A	0	0	0	0	95.00	SF	6.50	6.50	100	1995	1995	3	68	420	
6	0825	BRICK	0	0	3	2	6.00	SF	12.50	12.50	100	1995	1995	3	90	68	
7	0471	VINYL FNC	0	0	0	0	46.00	LF	32.00	32.00	100	2000	2000	3	48	707	
8	0479	VF PICKET	0	0	0	0	147.00	LF	10.00	10.00	100	2000	2000	3	48	706	
9	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	48	432	
10	1243	WD DECK F	0	0	0	0	73.00	SF	8.00	8.00	100	1996	1996	3	20	117	

TOTAL OB/XF 14,089

LAND DESCRIPTION

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	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	3019.00		

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TOTALS					

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	0	0	0	566.00	SF	10.00	10.00	100	2007	2007	3	87	4,924	
12	0861	POOL GUNIT	0	0	0	0	274.00	SF	85.00	85.00	100	2007	2007	3	44	10,248	
13	0910	SCRN RM L	0	0	0	0	873.00	SF	15.00	15.00	100	2007	2007	3	27	3,536	

LAND DESCRIPTION

TOTAL OB/XF 18,708

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS