

LOT 3 & PT OF LOT 2 & 13-2N-28
IN OR 727 PG 65
GOLFSIDE AT SUMMER BEACH #1

MATRICIA DANIEL J & SUE M
1768 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,881	100	1998	2,881	569,920
FGR	712	55	1998	392	77,546
FOP	120	30	1998	36	7,122
FOP	353	30	1998	106	20,969
FST	589	55	1998	324	64,094
UOP	22	20	1998	4	791
UOP	39	20	1998	8	1,582
UOP	50	20	1998	10	1,978
UOP	68	20	1998	14	2,769
UOP	84	20	1998	17	3,363
TOTALS	5,076			3,824	756,464

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	100	0	0	1,229.00	SF	13.00
2	0845	KOOL DECK	0	100	0	0	773.00	SF	7.25
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
4	0861	POOL GUNIT	0	100	0	0	372.00	SF	85.00
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0462	ST/AL FNC	0	100	0	0	1,161.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,824	139.1148	219.80	840,515	1998	2003	0	0	0 10.00	90.00
1 SFR CUST - 100% - 1999											
Heated Area: 2881											
HX Base Yr 1999											

1768 REGATTA DR, FERNANDINA BEACH											
** This building has 11 Sub-Areas											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/26/2024 MLU											

TOTAL OB/XF									
36,009									

Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		756,464	
TOTAL MARKET OB/XF VALUE		36,009	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,292,473	
SOH/AGL Deduction		678,778	
ASSESSED VALUE		613,695	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		562,973	
TOTAL JUST VALUE		1,292,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,259,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704509	SWIM POOL	15,600	12/01/1997
B9704252	NEW CONSTR	275,000	09/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0727/0065	4/04/1995	WD	Q	V	
GRANTOR: BOATRIGHT J C					
GRANTEE: MATRICIA DANIEL J &					
0608/0694	9/26/1990	WD	Q	V	
GRANTOR: GASGARTH DON & K					
GRANTEE: BOATRIGHT J C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1998] W5 BAS=[YR=1998] N2 W7 UOP=[YR=1998] N3 W13 S3 E13 \$ W15 S6 W9 N3 W8 UOP=[YR=1998] N2 W34 S2 FOP=[YR=1998] W4 S11 E3 N3 E12 S3 E20 N9 E2 N2 W33 \$ E34 \$ W1 S2 W2 S9 W20 N3 W12 S3 W3 S18 W3 S21 E15 N5 E9 FOP=[YR=1998] S2 E2 S3 E1 UOP=[YR=1998] S2 E11 N2 W11 \$ E12 N3 E2 N2 W3 N3 W2 N2 W7 S2 W2 S3 W3 \$ E3 N3 E2 N2 E7 S2 E2 S3 E12 FGR=[YR=1998] S24 E24 N20 UOP=[YR=1998] E7 N12 W7 S12 \$ N12 W17 S8 W7 \$ E7 N8 E17 N27 E6 N11 \$ S10 E5 N10 \$ PTR= E20 UOP=[YR=1998] E16 FST=[YR=1998] E9 S3 E2 S4 W6 S9 W4 S8 E8 S6 W23 S2 W7 N17 E5 N4 E14 N9 E2 N2 \$ S2 W2 S9 W14 N11 \$ W20 \$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common: 500,000 PRINTED 07/30/2025 BY SYS