LOT 5 & PT OF SECT 13-2N-28
IN OR 1890/590
GOLFSIDE AT SUMMER BEACH #1

NIXON CRAIG EDWARD & JUDYANN
1756 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0005-0000

BUILDING CHARACTERISTICS

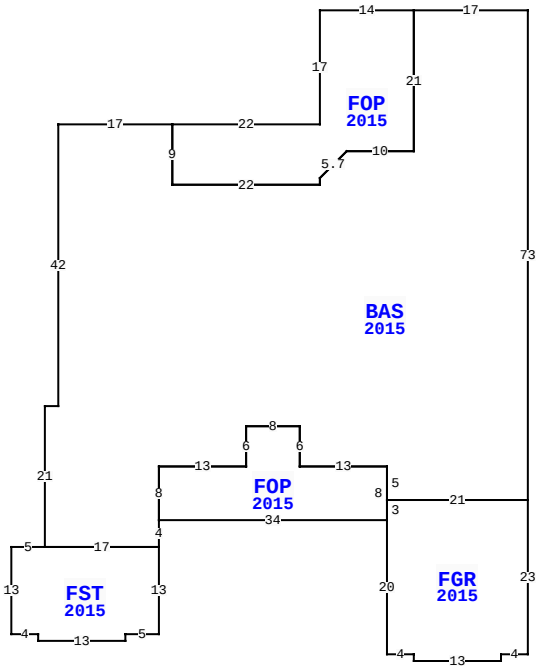
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,876	100	2015	3,876	790,731
FGR	496	55	2015	273	55,694
FOP	320	30	2015	96	19,585
FOP	500	30	2015	150	30,601
FST	299	55	2015	164	33,457
TOTALS	5,491			4,559	930,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,559	135.2049	213.62	973,894	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2018 Heated Area: 3876 HX Base Yr 2018



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

1756 REGATTA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		930,069
TOTAL MARKET OB/XF VALUE		20,184
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,450,253
SOH/AGL Deduction		615,073
ASSESSED VALUE		835,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		784,458
TOTAL JUST VALUE		1,450,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,407,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429140	CO ISSUED	0	08/24/2015
B1429140	NEW CONSTR	471,258	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/0590	11/18/2013	WD	Q	V	02	350,000
GRANTOR: WOLCOTT ROBERT C & MA						
GRANTEE: NIXON CRAIG EDWARD						
1890/0586	11/12/2013	QC	U	I	11	100
GRANTOR: NELSON RICHARD A & JA						
GRANTEE: WOLCOTT ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] W14 S17 W22 S9 E22 N1 U4 R4 E10 N21$ S21 W10 D4 L4 S1 W22 N9 W17 S42 W2 S21
FST=[YR=2015] W5 S13 E4 S1 E13 N1 E5 N13 W17$ E17 N4
FOP=[YR=2015] E34 FGR=[YR=2015] S20 E4 S1 E13 N1 E4 N23 W21 S3$ N8 W13 N6 W8 S6 W13 S8$ N8 E13 N6 E8 S6 E13 S5 E21 N73$.

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	2015	2015	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,671.00	SF	7.00	7.00	100	2015	2015	3	95	11,112	
3	0855	CONC PAVER	0	100	0	0	792.00	SF	7.00	7.00	100	2015	2015	3	95	5,267	
4	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	2015	2015	3	95	247	
5	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	2015	2015	3	95	198	

LAND DESCRIPTION

TOTAL OB/XF 20,184

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS