

**ORCIANI PAUL & SHERRI L/E/
1738 REGATTA DR
FERNANDINA BEACH, FL 32034**

00 - SB - 30 - 065A - 0008 - 0000

BUILDING CHARACTERISTICS

ELEMENT	CD														
Exterior Wall	20	FACE BRICK 80													
Exterior Wall	12	CEDAR 20													
Roof Structur	03	GABLE/HIP 100													
Roof Cover	03	COMP SHNGL 100													
Interior Wall	05	DRYWALL 100													
Interior Floo	11	CLAY TILE 40													
Interior Floo	13	LVT/LAMNT 40													
Interior Floo	14	CARPET 20													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms		4 100													
Bathrooms		2.5 100													
Frame	02	WOOD FRAME 100													
Stories	1.	1. 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	2,883	100	1993	2,883	481,364										
FEP	386	80	1993	309	51,593										
FGR	599	55	1993	329	54,932										
FOP	21	30	1993	6	1,002										
FOP	56	30	1993	17	2,838										
FST	126	55	1993	69	11,521										
PTO	28	5	1993	1	167										
TOTALS	4,099			3,614	603,417										
EXTRA FEATURES															
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	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0 100	0 0	1,690.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,684	

BUILDING CHARACTERISTICS

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,614	133.7688	211.35	763,819	1989	1994	0	0	21.00	79.00
1 SFR CUST - 100% - 2024 Heated Area: 2883 HX Base Yr 2024											

NASSAU COUNTY PROPERTY

VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										603,417	
TOTAL MARKET OB/XF VALUE										5,924	
TOTAL LAND VALUE - MARKET										500,000	
TOTAL MARKET VALUE										1,109,341	
SOH/AGL Deduction										0	
ASSESSED VALUE										1,109,341	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										1,058,619	
TOTAL JUST VALUE										1,109,341	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,084,107	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/1123	6/10/2025	LE	U	I	11	100
GRANTOR: ORCIANI PAUL & SHERRI						
GRANTEE: ORCIANI JARED PAUL						
2665/1112	9/05/2023	WD	Q	I	01	1,295,000
GRANTOR: JBF TRUST						
GRANTEE: ORCIANI PAUL & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] W5 FOP=[YR=1993] N2
PTO=[YR=1993] N2 W14 S2 E14\$ W14 S4 E14 N2\$ S2 W14 N2 W4 S18
E23 N18\$ S18 W23 N18 W14 S24 W4 S11 E4 S34 E5 S1 E9
FOP=[YR=1993] E4 N3 W1 N3 W3 S6\$ N6 E3 S3 E3 S2 E8 N2 E5 S2
E8 N2 E2 FGR=[YR=1993] S18 E25 N29 W7 FST=[YR=1993] W18 S7
E18 N7\$ S7 W18 S4\$ N11 E4 N12 E2 N44\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

01/14/2021

BY

KBA

Total Acres: 0.00

Total Land Value: 500,000

Market: 0

Agricultural: 0

Common: 500,000

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