LOT 9 & PT LOT 1
IN OR 2643/967
GOLFSIDE AT SUMMER BEACH #1

GRAYDON STUART & JUDY
1734 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0009-0000

BUILDING CHARACTERISTICS

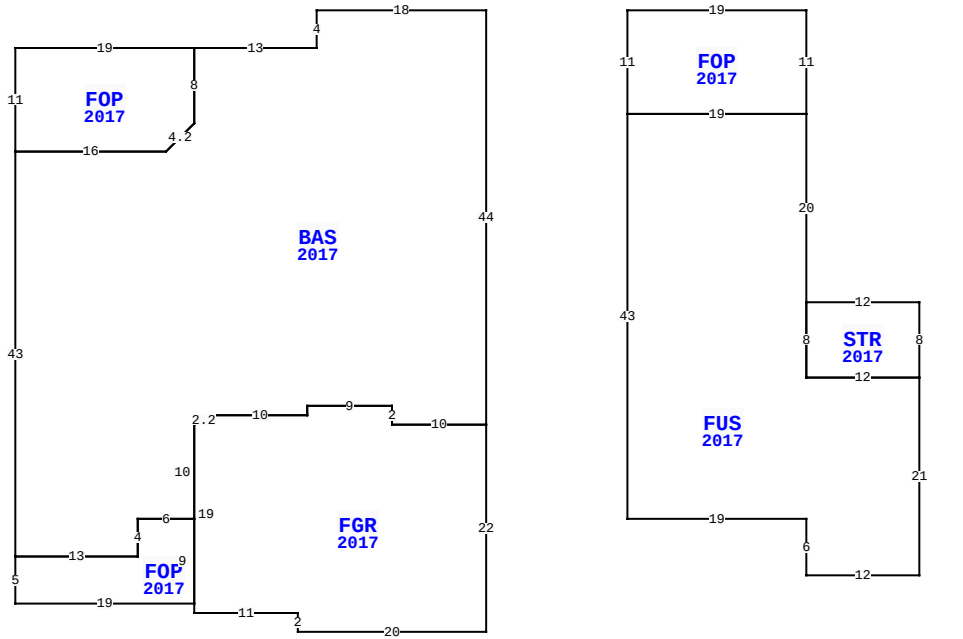
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	2,081	100	2017	2,081	432,861
FGR	689	55	2017	379	78,834
FOP	119	30	2017	36	7,488
FOP	205	30	2017	62	12,896
FOP	209	30	2017	63	13,105
FUS	1,069	100	2017	1,069	222,359
STR	96	10	2017	10	2,081
TOTALS	4,468			3,700	769,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,700	135.7884	214.55	793,835	2017	2017	0	0	0	3.05	96.95

1 SFR CUST – 100% - 2018 Heated Area: 3150 HX Base Yr 2018



1734 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		769,623
TOTAL MARKET OB/XF VALUE		7,056
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,076,679
SOH/AGL Deduction		387,102
ASSESSED VALUE		689,577
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		638,855
TOTAL JUST VALUE		1,076,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,041,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012307	BALCONY	31,967	11/01/2024
B1633560	CO ISSUED	0	07/07/2017
B1633560	NEW CONSTR	398,335	12/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/967	5/16/2023	SW	U	I	37	10,000
GRANTOR: CONCERT AMELIA LLC						
GRANTEE: GRAYDON STUART & JU						
2131/1109	6/29/2017	WD	Q	I	02	653,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRAYDON STUART & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 S4 W13 FOP=[YR=2017] W19 S11 E16 U3 R3 N8$ S8 D3 L3 W16 S43 FOP=[YR=2017] S5 E19 FGR=[YR=2017] S1 E11 S2 E20 N22 W10 N2 W9 S1 W10 D1 L2 S19$ N9 W6 S4 W13$ E13 N4 E6 N10 U1 R2 E10 N1 E9 S2 E10 N44$ PTR=E15 FOP=[YR=2017] E19 S11 FUS=[YR=2017] S20 STR=[YR=2017] E12 S8 W12 N8$ S8 E12 S21 W12 N6 W19 N43 E19$ W19 N11$ 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	0855	CONC PAVER	0	100	0	0	1,004.00	SF	7.00	7.00	100	2017	2017	3	96	6,747	
2	0855	CONC PAVER	0	100	0	0	46.00	SF	7.00	7.00	100	2017	2017	3	96	309	

LAND DESCRIPTION

TOTAL OB/XF 7,056

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	0.60	500,000.00	300,000.00	300,000							

REVIEW DATE 07/29/2025 BY HS Total Acres: 0.29 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS