LOT 13 & PT SEC 12-2N-28
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MAYO JIMMIE L & NANCY E
1668 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0013-0000

BUILDING CHARACTERISTICS

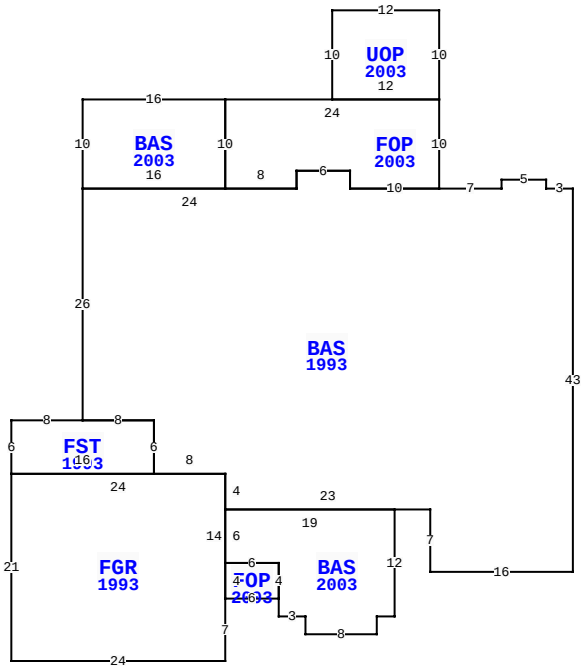
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD 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	1,997	100	1993	1,997	382,637
BAS	160	100	2003	160	30,657
BAS	208	100	2003	208	39,854
FGR	504	55	1993	277	53,075
FOP	24	30	2003	7	1,341
FOP	228	30	2003	68	13,029
FST	96	55	1993	53	10,155
UOP	120	20	2003	24	4,599
TOTALS	3,337			2,794	535,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,794	146.9952	232.25	648,906	1989	1989	0	0	0	17.50	82.50

1 SFR CUST – 100% - 1997 Heated Area: 2365 HX Base Yr 1997



1668 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		535,347
TOTAL MARKET OB/XF VALUE		9,658
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,045,005
SOH/AGL Deduction		673,276
ASSESSED VALUE		371,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		321,007
TOTAL JUST VALUE		1,045,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,021,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311824	REMODEL	2,000	10/01/2003
B0311533	ADDITION	120,000	08/01/2003
R035326	REPAIR/RRF	2,000	08/01/2003
0139	REPAIR/RRF	1,800	11/01/1993
5786	NEW CONSTR	121,400	06/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1832	8/24/2020	QC	U	I	11	100
GRANTOR: MAYO JIMMIE L & NANCY						
GRANTEE: MAYO JIMMIE L & NAN						
1054/1327	5/08/2002	QC	Q	I	01	45,000
GRANTOR: MAYO CHARLOTTE P						
GRANTEE: MAYO JIMMIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N1 W5 S1 W7 FOP=[YR=2003] N10
UOP=[YR=2003] N10 W12 S10 E12 $ W24 BAS=[YR=2003] W16 S10
E16 N10 $ S10 E8 N2 E6 S2 E10 $ W10 N2 W6 S2 W24 S26
FST=[YR=1993] W8 S6 FGR=[YR=1993] S21 E24 N7 FOP=[YR=2003]
E6 BAS=[YR=2003] S2 E3 S2 E8 N2 E2 N12 W19 S6 E6 S4 $ N4 W6
S4 $ N14 W24 $ E16 N6 W8 $ E8 S6 E8 S4 E23 S7 E16 N43 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0830	FLAGSTONE	0	100	27	4	64.00	SF	12.00	12.00	100	1989	1989	3	54.5	419	
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	54.5	113	
4	1242	WD DECK A	0	100	0	0	304.00	SF	10.00	10.00	100	2003	2003	3	20	608	
5	0855	CONC PAVER	0	100	0	0	1,261.00	SF	7.00	7.00	100	2003	2003	3	82	7,238	

LAND DESCRIPTION

TOTAL OB/XF 9,658

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 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