LOT 15 & PT SECT 12-2N-28
IN OR 2350/1336
GOLFSIDE AT SUMMER BEACH #1

ROBINSON CAROL A
1660 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0015-0000

BUILDING CHARACTERISTICS

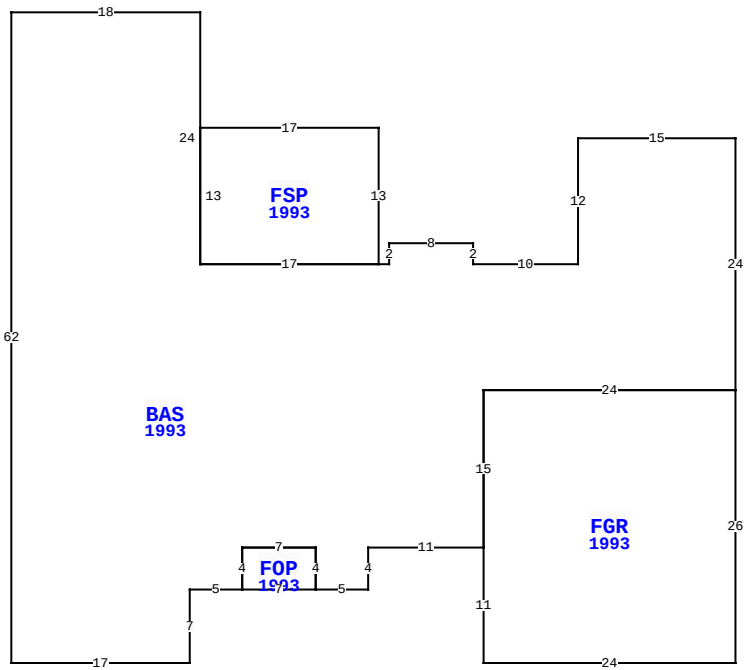
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,358	100	1993	2,358	429,714
FGR	624	55	1993	343	62,507
FOP	28	30	1993	8	1,458
FSP	221	40	1993	88	16,037
TOTALS	3,231			2,797	509,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,797	140.6592	222.24	621,605	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 100% - 2020 Heated Area: 2358 HX Base Yr 2020



1660 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		509,716
TOTAL MARKET OB/XF VALUE		4,625
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,014,341
SOH/AGL Deduction		377,535
ASSESSED VALUE		636,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		586,084
TOTAL JUST VALUE		1,014,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		991,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4855	NEW CONSTR	84,300	04/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1336	3/18/2020	QC	U	I	11	100
GRANTOR: GRIECO THOMAS V						
GRANTEE: ROBINSON CAROL A						
2158/0315	10/20/2017	WD	U	I	11	100
GRANTOR: SANDRA J PINEAULT & N						
GRANTEE: ROBINSON CAROL ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S12 W10 N2 W8 S2 W1 FSP=[YR=1993] N13 W17 S13 E17$ W17 N24 W18 S62 E17 N7 E5 FOP=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E5 N4 E11 FGR=[YR=1993] S11E24 N26 W24 S15$ N15 E24 N24$.

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	0811	CONCRETE B	0	100	54	17	918.00	SF	5.20	5.20	100	1988	1988	3	52	2,482	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
3	0825	BRICK	0	100	29	3	87.00	SF	12.50	12.50	100	1988	1988	3	83	903	

LAND DESCRIPTION

TOTAL OB/XF 4,625

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