LOT 16 & PT SEC 12-2N-28
IN OR 2120/596
GOLFSIDE AT SUMMER BEACH #1

BANDYK MARK & ELIZABETH
1656 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

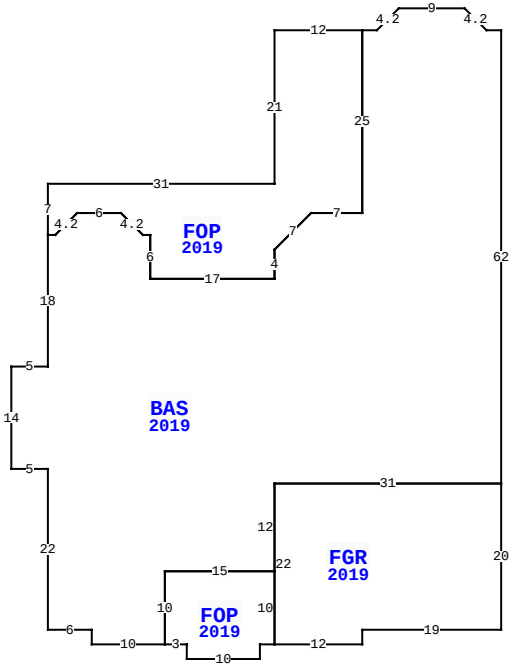
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,215	100	2019	3,215	649,871
FGR	644	55	2019	354	71,556
FOP	170	30	2019	51	10,309
FOP	605	30	2019	182	36,789
TOTALS	4,634			3,802	768,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,802	131.2164	207.32	788,231	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 3215 HX Base Yr 2020



1656 REGATTA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		768,525
TOTAL MARKET OB/XF VALUE		49,601
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,318,126
SOH/AGL Deduction		423,590
ASSESSED VALUE		894,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		843,814
TOTAL JUST VALUE		1,318,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,284,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902140	SCRN ENCL	7,900	04/15/2019
B1805427	NEW CONSTR	425,588	05/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/0596	5/15/2017	WD	Q	V	01	215,000
GRANTOR: RABIN LOUIS M						
GRANTEE: BANDYK MARK & ELIZA						
2120/0594	5/15/2017	QC	U	V	11	100
GRANTOR: DEMOS N JAMES & PATRI						
GRANTEE: RABIN LOUIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 U3 L3 W9 D3 L3 W2 FOP=[YR=2019] W12 S21 W31 S7 E1 U3 R3 E6 D3 R3 E1 S6 E17 N4 U5 R5 E7 N25$ S25 W7 D5 L5 S4 W17 N6 W1 U3 L3 W6 D3 L3 W1 S18 W5 S14 E5 S22 E6 S2 E10 FOP=[YR=2019] E3 S2 E10 N2 E2 FGR=[YR=2019] E12 N2 E19 N20 W31 S22 $ N10 W15 S10$ N10 E15 N12 E31 N62$.

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	2019	2019	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	2,026.00	SF	10.00	10.00	100	2019	2019	3	97	19,652	
3	0855	CONC PAVER	0	100	0	0	426.00	SF	10.00	10.00	100	2019	2019	3	97	4,132	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	82	8,200	
5	0911	SCRN RM A	0	100	21	31	651.00	SF	17.50	17.50	100	2019	2019	3	82	9,342	
6	0855	CONC PAVER	0	100	0	0	651.00	SF	10.00	10.00	100	2019	2019	3	97	6,315	

LAND DESCRIPTION

TOTAL OB/XF 49,601

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 05/28/2019 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS