LOT 17 & PT SECT 12-2N-28
IN OR 2435/432
GOLFSIDE AT SUMMER BEACH #1

SCHAFFER STEWART J REV TRUST/SCHAFFER STEWART J TR
1652 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

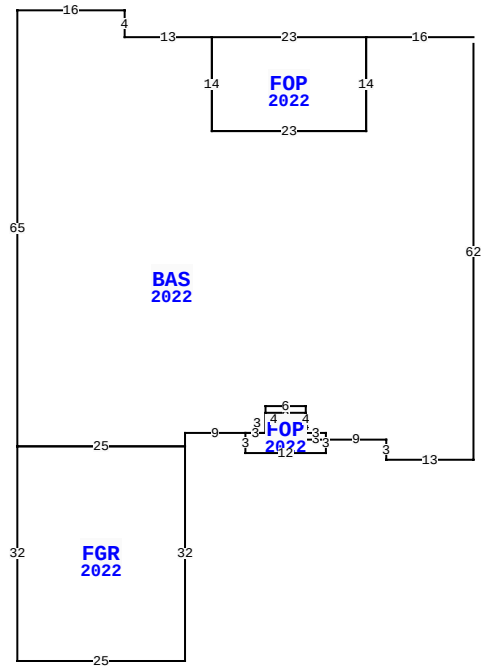
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	3,850	100	2022	3,850	760,979
FGR	800	55	2022	440	86,969
FOP	60	30	2022	18	3,558
FOP	322	30	2022	97	19,173
TOTALS	5,032			4,405	870,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,405	125.7300	198.65	875,053	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 3850 HX Base Yr 2024



1652 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		870,678
TOTAL MARKET OB/XF VALUE		21,290
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,391,968
SOH/AGL Deduction		478,906
ASSESSED VALUE		913,062
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		862,340
TOTAL JUST VALUE		1,391,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,352,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013054	CO		10/11/2023
22009507	NEW CONSTR	605,615	06/22/2022
P1216264	OTHER	0	12/01/2012
2896	H/AC	4,500	01/27/1989
5647	NEW CONSTR	3,500	01/19/1989
3314	NEW CONSTR	0	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0432	2/18/2021	WD	Q	I	02	720,000
GRANTOR: BLACK J CLIFTON & KAT						
GRANTEE: SCHAFFER STEWART J						
0917/0925	1/31/2000	QC	Q	I	01	100
GRANTOR: BLACK J CLIFTON JR &						
GRANTEE: BLACK J CLIFTON TRU						

BUILDING NOTES

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	1	100	0	0	1,644.00	SF	10.00	10.00	100	2024	2023		100	16,440	
2	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S14 W23 N14 W13 N4 W16 S65 E25 N2 E9 U0R3 U3L0 E6 S4 E3 E9 S3 E13 N62 $
FGR=[YR=2022;ORIG=-68,61] S32 E25 N32 W25 $
FOP=[YR=2022;ORIG=-16,14] N14 W23 S14 E23 $
FOP=[YR=2022;ORIG=-34,59] S3 E12 N3 W3 N4 W6 S4 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,290

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 08/14/2023 BY TW Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS