

LOT 18 & PT SECT 12-2N-28
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

COLLINS PATRICK S LIVING TRUST/COLLINS PATRICK S T
1642 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0018-0000



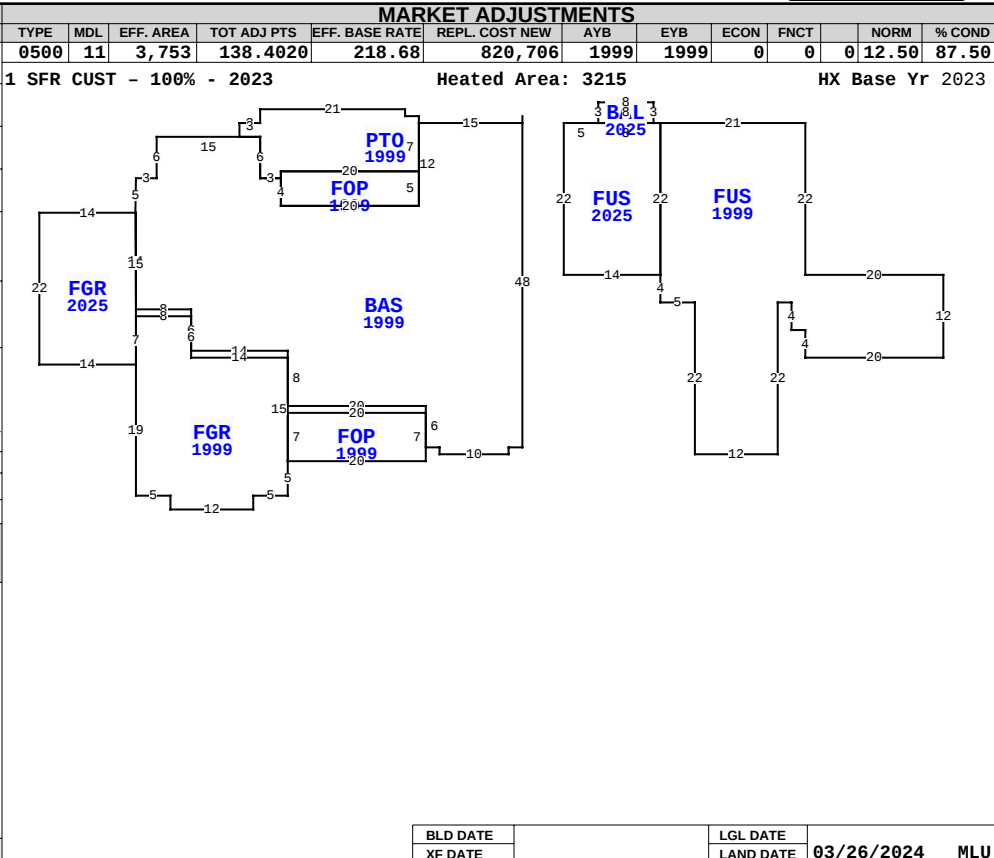
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	24	15	2025	4	766
BAS	1,849	100	1999	1,849	353,797
FGR	512	55	1999	282	53,960
FGR	308	55	2025	169	32,337
FOP	100	30	1999	30	5,740
FOP	140	30	1999	42	8,037
FUS	1,058	100	1999	1,058	202,443
FUS	308	100	2025	308	58,934
PTO	214	5	1999	11	2,104
TOTALS	4,513			3,753	718,118

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0810	CONCRETE A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



1642 REGATTA DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															10,265
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 8	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				718,118	
TOTAL MARKET OB/XF VALUE				10,265	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,228,383	
SOH/AGL Deduction				69,767	
ASSESSED VALUE				1,158,616	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				1,107,894	
TOTAL JUST VALUE				1,228,383	
NCON VALUE				75,271	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,124,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001226	ADD 300HTD 300 FG	68,958	02/01/2024
B9805594	NEW CONSTR	145,961	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0746	10/12/2020	WD	U	I	11	100
GRANTOR: COLLINS PATRICK & MIL						
GRANTEE: COLLINS PATRICK S L						
2180/0800	2/26/2018	WD	Q	I	02	515,000
GRANTOR: POCHARSKI LOUIS A & N						
GRANTEE: COLLINS PATRICK & M						

BUILDING NOTES									
BAS=[YR=1999;ORIG=0,0] W15 S12 W20 N4 W3 N6 W15 S6 W3 D5L0.1 D14R0.1 E8 S6 E14 S8 E20 S6 E2 S1 E10 N1 E2 N48 \$									
FUS=[YR=1999;ORIG=20,0] E21 S22 E20 S12 W20 N4 W2 N4 W2 S22 W12 N22 W5 N4 N22 \$									
FGR=[YR=1999;ORIG=-56,35] S19 E5 S2 E12 N2 E5 N5 N15 W14 N6 W8 S7 \$									
PTO=[YR=1999;ORIG=-15,0] N1 W2 N1 W21 S2 W3 S2 E3 S6 E3 N1 E20 N7 \$									
FOP=[YR=1999;ORIG=-34,49] E20 N7 W20 S7 \$									
FOP=[YR=1999;ORIG=-35,8] S4 E20 N5 W20 S1 \$									
PTR=[ORIG=0,0] E15 W15 \$									
FGR=[YR=2025;ORIG=-70,13] E14 S15 S7 W14 N22 \$									