LOT 19 & PT SECT 12-2N-28
IN OR 812/417
GOLFSIDE AT SUMMER BEACH #1

KUNKEL PAUL J & MARGARET D
1640 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0019-0000

BUILDING CHARACTERISTICS

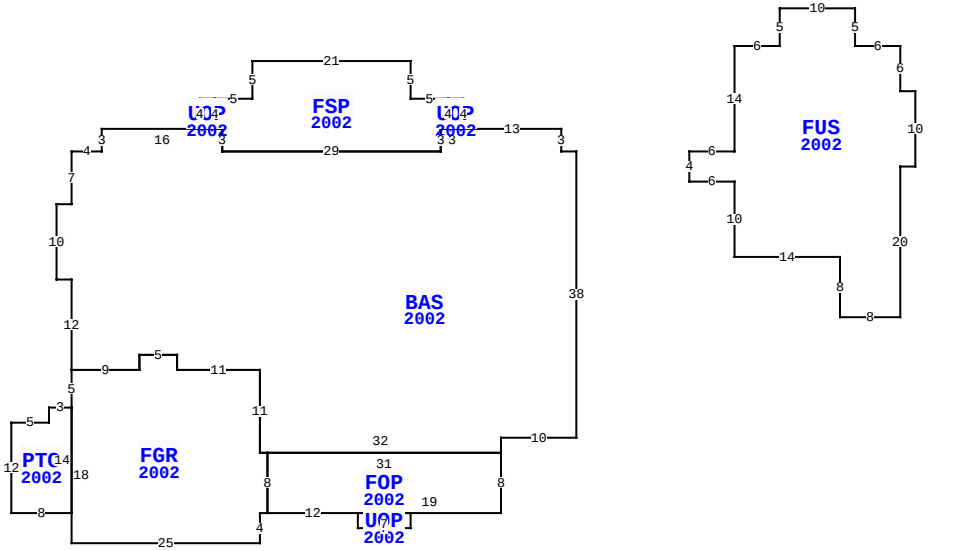
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAS	2,491	100	2002	2,491	473,970
FGR	593	55	2002	326	62,029
FOP	248	30	2002	74	14,080
FSP	316	40	2002	126	23,975
FUS	774	100	2002	774	147,271
PTO	102	5	2002	5	951
UOP	8	20	2002	2	381
UOP	8	20	2002	2	381
UOP	14	20	2002	3	570
TOTALS	4,554			3,803	723,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,803	135.3132	213.79	813,043	2002	2002	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2003 Heated Area: 3265 HX Base Yr 2003



1640 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		723,608
TOTAL MARKET OB/XF VALUE		9,655
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,233,263
SOH/AGL Deduction		561,176
ASSESSED VALUE		672,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		621,365
TOTAL JUST VALUE		1,233,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,200,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108958	NEW CONSTR	264,500	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0417	11/04/1997	WD	Q	V		110,000
GRANTOR: MAY ELMER C & HELEN S						
GRANTEE: KUNKEL PAUL J & MAR						
0757/0624	4/18/1996	WD	Q	V		75,000
GRANTOR: THE KINNEBREW CO						
GRANTEE: MAY HELEN & ELMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 N3 W13 UOP=[YR=2002] N4 W2 FSP=[YR=2002] W5 N5 W21 S5 W5 UOP=[YR=2002] W2 S4 E2 N4 $ S4 E1 S3 E29 N3 E1 N4 $ S4 E2 $ W3 S3 W29 N3 W16 S3 W4 S7 W2 S10 E2 S12 FGR=[YR=2002] S5 PTO=[YR=2002] W3 S2 W5 S12 E8 N14 $ S18 E25 N4 E1 FOP=[YR=2002] E12 UOP=[YR=2002] S2 E7 N2 W7 $ E19 N8 W31 S8 $ N8 W1 N11 W11 N2 W5 S2 W9 $ E9 N2 E5 S2 E11 S11 E32 N2 E10 N38 $ PTR= E15 FUS=[YR=2002] E6 N14 E6 N5 E10 S5 E6 S6 E2 S10 W2 S20 W8 N8 W14 N10 W6 N4 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,855.00	SF	4.00	4.00	100	2002	2002	3	80	5,936	
3	0810	CONCRETE A	0	100	0	0	143.00	SF	6.50	6.50	100	2002	2002	3	80	744	

LAND DESCRIPTION

TOTAL OB/XF 9,655

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