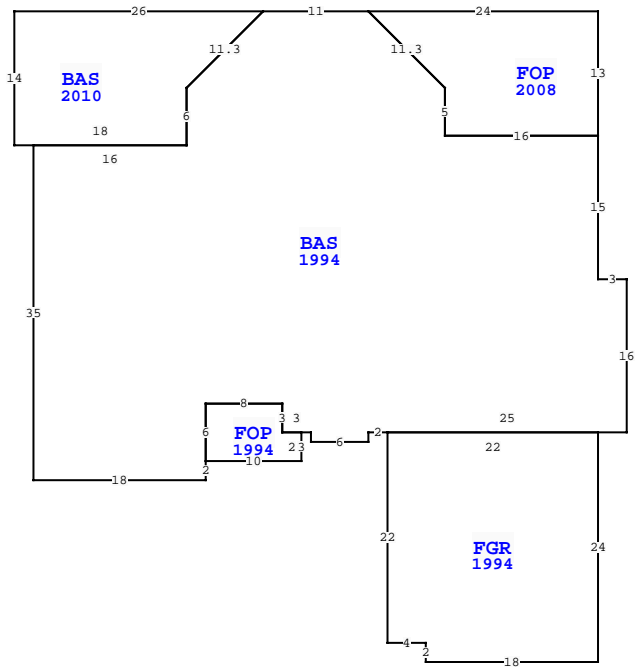


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	2,878	138.3492	218.59	629,102	1994	1998	0	0	0	13.00	87.00		
1 SFR CUST - 100% - 2014 Heated Area: 2504 HX Base Yr 2014														



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	2,220	100	1994	2,220	422,185
BAS	284	100	2010	284	54,010
FGR	520	55	1994	286	54,390
FOP	54	30	1994	16	3,042
FOP	240	30	2008	72	13,692
TOTALS	3,318			2,878	547,319

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0855	CONC PAVER	0	100	0	1,368.00	SF	7.00	7.00	100	2013	2013	3	93	8,906	
3	0855	CONC PAVER	0	100	0	180.00	SF	7.00	7.00	100	2013	2013	3	93	1,172	
4	1126	CB/STC 8"	0	100	18	72.00	SF	8.00	8.00	100	1994	1994	3	66	380	
5	0855	CONC PAVER	0	100	0	675.00	SF	10.00	10.00	100	2008	2008	3	88	5,940	

1634 REGATTA DR, FERNANDINA BEACH														BLD DATE	12/04/2005	DJ	LGL DATE		
														XF DATE			LAND DATE	03/26/2024	MLU
														INC DATE			AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			547,319
TOTAL MARKET OB/XF VALUE			18,988
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,066,307
SOH/AGL Deduction			471,896
ASSESSED VALUE			594,411
TOTAL EXEMPTION VALUE	HX HB WR	55,722	
BASE TAXABLE VALUE			538,689
TOTAL JUST VALUE			1,066,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,041,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26114	REMODEL	20,000	06/01/2012
B23809	ADDITION	25,761	07/01/2010
B21626	SCRN ROOM	7,500	07/01/2008
B930596	NEW CONSTR	178,900	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1585/0697	9/17/2008	QC	U	I	16	100

GRANTOR: SUMMER BEACH AMENITIE
GRANTEE: WILSON ROBERT C
1322/0504 6/03/2005 WD Q I 606,500
GRANTOR: PEACE WILLIAM D TRUST
GRANTEE: WILSON ROBERT C

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2008] W24 BAS=[YR=1994] W11 BAS 2010=W26 S14 E18 N6 U8 R8 \$ D8 L8 S6 W16 S35 E18 N2 FOP=[YR=1994] E10 N3 W2 N3 W8 S6\$ N6 E8 S3 E3 S1E6N1 E2 FGR=[YR=1994] S22 E4 S2 E18 N24 W22\$ E25 N16 W3 N15W16 N5 U8 L8 \$ D8 R8 S5 E16 N13\$.													

LAND DESCRIPTION														TOTAL OB/XF 18,988										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							