

LOT 25
IN OR 1279/1259
GOLFSIDE AT SUMMER BEACH #1

BROWN MARCIA &/BROWN ROGER D EST
1618 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0025-0000



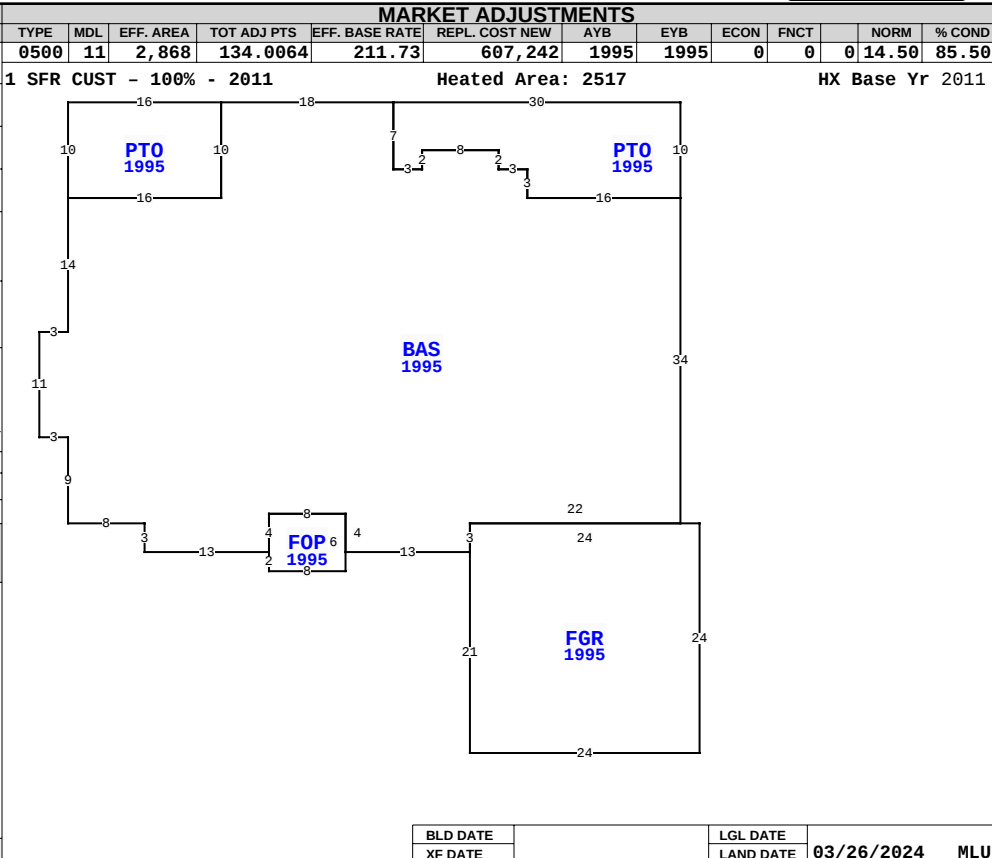
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,517	100	1995	2,517	455,650
FGR	576	55	1995	317	57,386
FOP	48	30	1995	14	2,534
PTO	160	5	1995	8	1,448
PTO	242	5	1995	12	2,173
TOTALS	3,543			2,868	519,192

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,670.00	SF	4.00
3	0810	CONCRETE A	0	100	8	2	16.00	SF	6.50
4	0810	CONCRETE A	0	100	9	6	54.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



1618 REGATTA DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,868	134.0064	211.73	607,242	1995	1995	0	0	0	14.50	85.50

1 SFR CUST - 100% - 2011

Heated Area: 2517

HX Base Yr 2011

1618 REGATTA DR, FERNANDINA BEACH

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
1,670.00	SF	4.00	4.00	100	1995	1995	3	68	4,542	
16.00	SF	6.50	6.50	100	1995	1995	3	68	71	
54.00	SF	6.50	6.50	100	1995	1995	3	68	239	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		519,192
TOTAL MARKET OB/XF VALUE		7,512
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,026,704
SOH/AGL Deduction		457,808
ASSESSED VALUE		568,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		518,174
TOTAL JUST VALUE		1,026,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,003,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401264	NEW CONSTR	157,140	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1259	12/09/2004	WD	Q	I		615,000
GRANTOR: GUMM WILLIAM G						
GRANTEE: BROWN MARCIA & ROGE						
0708/1556	7/08/1994	WD	Q	V		68,000
GRANTOR: TEAGLE JAMES C & DIAN						
GRANTEE: GUMM WILLIAM G & MA						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1995] W30 BAS=[YR=1995] W18 PTO=[YR=1995] W16 S10 E16 N10 \$ S10 W16 S14 W3 S11 E3 S9 E8 S3 E13 FOP=[YR=1995] S2 E8 N6 W8 S4 \$ N4 E8 S4 E13 FGR=[YR=1995] S21 E24 N24 W24 S3 \$ N3 E22 N34 W16 N3 W3 N2 W8 S2 W3 N7 \$ S7 E3 N2 E8 S2 E3 S3 E16 N10 \$.									