LOT 30 & S-1 OF LOT 29
IN OR 1805/664
GOLFSIDE AT SUMMER BEACH #1

JOHNSON CHERYL KAY TRUSTEE
1598 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0030-0000

BUILDING CHARACTERISTICS

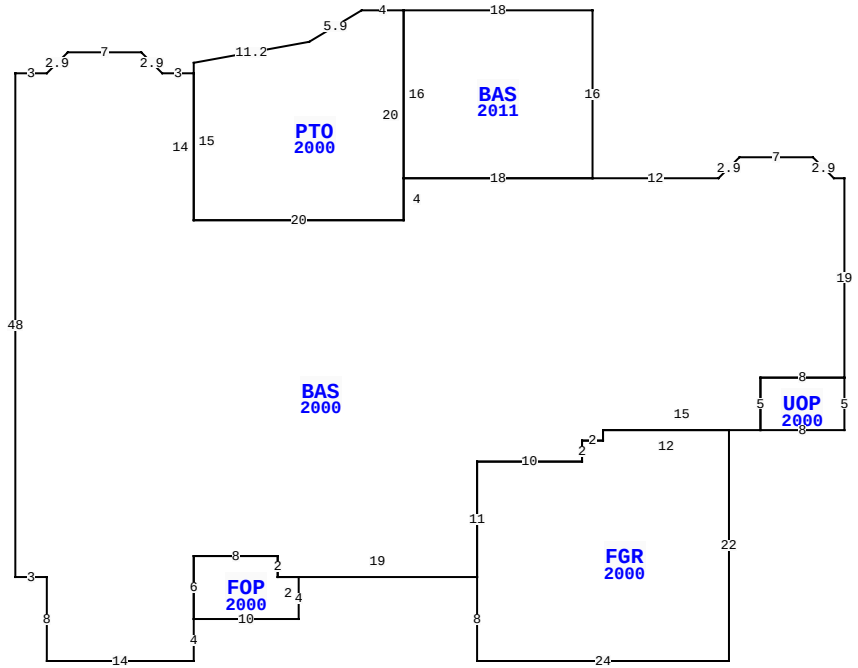
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,726	100	2000	2,726	559,029
BAS	288	100	2011	288	59,061
FGR	496	55	2000	273	55,985
FOP	56	30	2000	17	3,486
PTO	349	5	2000	17	3,486
UOP	40	20	2000	8	1,641
TOTALS	3,955			3,329	682,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,329	143.4206	226.60	754,351	2000	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2015 Heated Area: 3014 HX Base Yr 2015



1598 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		682,688
TOTAL MARKET OB/XF VALUE		9,926
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,192,614
SOH/AGL Deduction		535,152
ASSESSED VALUE		657,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		606,740
TOTAL JUST VALUE		1,192,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,161,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24133	ADDITION	28,569	11/01/2010
B007036	NEW CONSTR	135,000	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1805/0664	7/26/2012	QC	U	I	11	100
GRANTOR: JOHNSON ALLAN N & CHE						
GRANTEE: JOHNSON CHERYL KAY						
1104/1090	12/31/2002	TD	Q	I		670,000
GRANTOR: CUSHMAN SUE B & DAVID						
GRANTEE: JOHNSON ALLAN N & C						

BUILDING NOTES

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	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,482.00	SF	4.00	4.00	100	2000	2000	3	77	4,565	
3	0855	CONC PAVER	0	100	0	0	319.00	SF	10.00	10.00	100	2000	2000	3	77	2,456	

BUILDING DIMENSIONS

BAS=[YR=2000] W1 U2 L2 W7 D2 L2 W12 BAS=[YR=2011] N16 W18 PTO=[YR=2000] W4 D3 L5 D2 L11 S15 E20 N20$ S16 E18 $ W18 S4 W20 N14 W3 U2 L2 W7 D2 L2 W3 S48 E3 S8 E14 N4 FOP=[YR=2000] E10 N4 W2 N2W8 S6 $ N6 E8 S2 E19 FGR=[YR=2000] S8 E24 N22 W12 S1 W2 S2 W10 S11 $ N11 E10 N2 E2 N1 E15 UOP=[YR=2000] E8 N5 W8 S5 $ N5 E8 N19 $.

LAND DESCRIPTION

TOTAL OB/XF 9,926

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS