LOTS 35 34 & S-1 OF LOT 36
IN OR 1142/992 & OR 1296/1283
& OR 1142/993

UEBELEIN KEVIN C
1582 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

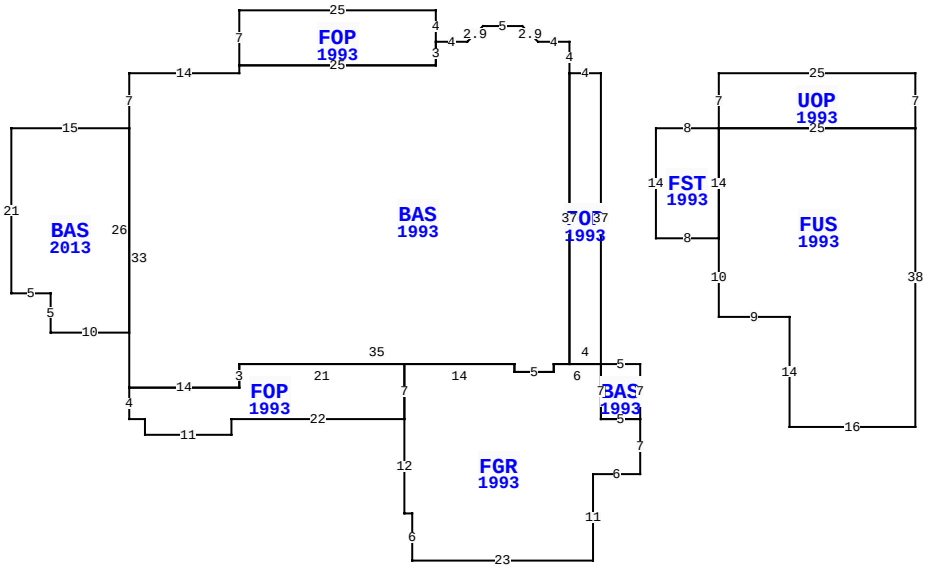
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	35	100	1993	35	6,167
BAS	2,226	100	1993	2,226	392,261
BAS	365	100	2013	365	64,320
FGR	638	55	1993	351	61,853
FOP	148	30	1993	44	7,754
FOP	175	30	1993	52	9,163
FOP	225	30	1993	68	11,983
FST	112	55	1993	62	10,926
FUS	824	100	1993	824	145,203
UOP	175	20	1993	35	6,167
TOTALS	4,923			4,062	715,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,062	128.9376	203.72	827,511	1991	1997	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 3450 HX Base Yr



1582 REGATTA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	715,797
TOTAL MARKET OB/XF VALUE	13,318
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,479,115
SOH/AGL Deduction	330,592
ASSESSED VALUE	1,148,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,148,523
TOTAL JUST VALUE	1,479,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,447,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318933	H/AC	0	11/01/2013
B1327758	358 SF ADD	75,000	09/01/2013
7178	NEW CONSTR	400	01/29/1991
6858	SWIM POOL	9,600	11/20/1990
6837	NEW CONSTR	193,531	11/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/0992	6/04/2003	WD	Q	I		750,000
GRANTOR: WIERUM THORNTON B & J						
GRANTEE: UEBELEIN KEVIN C						
0595/0209	4/16/1990	WD	Q	V		78,000
GRANTOR: STOKES E CHESTER JER						
GRANTEE: WIERUM THORNTON & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W4 BAS=[YR=1993] N4 W4 U2 L2 W5 D2 L2 W4
FOP=[YR=1993] N4 W25 S7 E25 N3$ S3 W25 S1 W14 S7
BAS=[YR=2013] W15 S21 E5 S5 E10 N26$ S33 FOP=[YR=1993] S4E2
S2 E11 N2 E22 FGR=[YR=1993] S12 E1 S6 E23 N11 E6 N7
BAS=[YR=1993] N7W5 S7 E5$ W5 N7 W6 S1 W5 N1 W14 S7$ N7 W21 S3
W14$E14 N3 E35 S1 E5 N1 E2 N37 $ S37 E4 N37$ PTR=E15
UOP=[YR=1993] E25 S7 FUS=[YR=1993] S38 W16 N14 W9 N10
FST=[YR=1993] W8 N14 E8 S14$ N14 E25$ W25 N7$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0812	CONCRETE C	0	0	0	0	1,462.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,480	
3	0861	POOL GUNIT	0	0	0	0	405.00	SF	85.00	85.00	100	1991	1991	3	20	6,885	
4	0910	SCRN RM L	0	0	0	0	531.00	SF	15.00	15.00	100	1991	1991	3	20	1,593	

LAND DESCRIPTION

TOTAL OB/XF 13,318

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							
2	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.50	500,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS