LOT 39
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

LEE TRUST/LEE DAVID TRUSTEE
1585 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0039-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

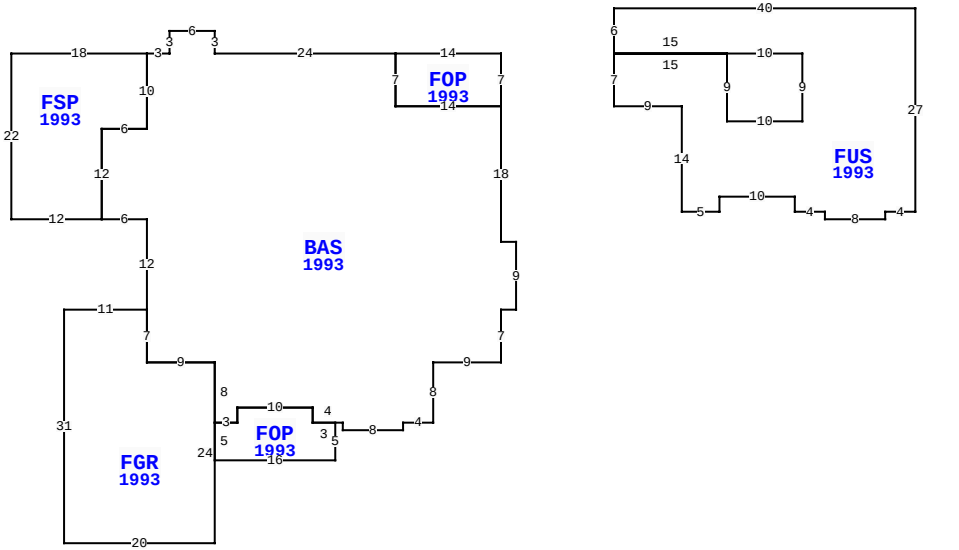
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100	1993	2,157	386,605
FGR	557	55	1993	306	54,846
FOP	98	30	1993	29	5,198
FOP	100	30	1993	30	5,377
FSP	324	40	1993	130	23,300
FUS	1,032	100	1993	1,032	184,969
TOTALS	4,268			3,684	660,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,684	134.2440	212.11	781,413	1993	1993	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2015 Heated Area: 3189 HX Base Yr 2015



1585 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		660,294
TOTAL MARKET OB/XF VALUE		21,060
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,181,354
SOH/AGL Deduction		515,888
ASSESSED VALUE		665,466
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		614,744
TOTAL JUST VALUE		1,181,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,151,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318639	H/AC	0	08/01/2013
00152	NEW CONSTR	210,000	05/18/1993
0093	NEW CONSTR	6,000	05/18/1993
B9300152	NEW CONSTR	225,500	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0274	6/26/2019	SW	U	I	11	100
GRANTOR: LEE DAVID J & LESLEY						
GRANTEE: LEE TRUST						
1799/1895	6/21/2012	WD	Q	I	02	538,000
GRANTOR: EVERETT STANLEY R & S						
GRANTEE: LEE DAVID J & LESLE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W14 BAS=[YR=1993] W24 N3 W6 S3 W3 FSP=[YR=1993] W18 S22 E12 N12 E6 N10$ S10 W6 S12 E6 S12 FGR=[YR=1993] W11 S31 E20 N24 W9 N7$ S7 E9 S8 FOP=[YR=1993] S5E16 N5 W3 N2 W10 S2 W3$ E3 N2 E10 S2 E4 S1 E8 N1 E4 N8 E9 N7E2 N9 W2 N18 W14 N7$ S7 E14 N7$PTR= E30 FUS=[YR=1993] E10 S9 W10 N9 W15 N6 E40 S27 W4 S1 W8 N1 W4 N2 W10 S2 W5 N14 W9 N7 E15 $ W30 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0855	CONC PAVER	0	100	0	0	1,005.00	SF	7.00	7.00	100	2013	2013	3	93	6,543	
3	0855	CONC PAVER	0	100	0	0	1,862.00	SF	7.00	7.00	100	2013	2013	3	93	12,122	
4	0858	SCULP CONC	0	100	11	6	66.00	SF	13.00	13.00	100	1993	1993	3	88	755	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 21,060

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