

MOORE BARRY L & SHARON L
1739 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0064-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	16	WD FR STUC 100								0500	01	3,481	111.0900	175.52	610,985	1994	1998		0	0	13.00	87.00	VALUATION BY								STANDARD																												
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2012										Heated Area: 2942										HX Base Yr 2012										Tax Group: 8								Tax Dist:											
Roof Cover	05	COMP SHNGL 100																																						BUILDING MARKET VALUE								531,557											
Interior Wall	03	DRYWALL 90																																						TOTAL MARKET OB/XF VALUE								27,846											
Interior Wall	08	DECORATIVE 10																																						TOTAL LAND VALUE - MARKET								500,000											
Interior Floo	11	CLAY TILE 50																																						TOTAL MARKET VALUE								1,059,403											
Interior Floo	14	CARPET 50																																						SOH/AGL Deduction								399,134											
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								660,269											
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,722											
Bedrooms		3 100																																						BASE TAXABLE VALUE								609,547											
Bathrooms		3 100																																						TOTAL JUST VALUE								1,059,403											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	1.	1. 100																																						INCOME VALUE																			
Units		0 100																																						PREVIOUS YEAR MKT VALUE								1,035,810											
Occupancy	00	NONE 100																																																									
Quality		04	Quality Level 04																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM		MKT AREA																																																									
NEIGHBORHOOD/LOC		3019.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	2,666	100	1994	2,666	407,104																																																						
BAS	276	100	2012	276	42,146																																																						
FGR	544	55	1994	299	45,658																																																						
FOP	21	30	1994	6	916																																																						
FOP	59	30	1994	18	2,748																																																						
FOP	108	30	1994	32	4,887																																																						
FOP	120	30	2012	36	5,498																																																						
FST	28	55	1994	15	2,291																																																						
UOP	22	20	1994	4	611																																																						
UOP	84	20	1994	17	2,596																																																						
TOTALS	4,489			3,481	531,557																																																						
EXTRA FEATURES										1739 REGATTA DR, FERNANDINA BEACH										BLD DATE										LGL DATE										03/26/2024										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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	1994	1994	3	74	2,590																																												
2	0858	SCULP CONC	0 100	0	0	439.00	SF	13.00	13.00	100	1994	1994	3	89	5,079																																												
3	0858	SCULP CONC	0 100	0	0	92.00	SF	13.00	13.00	100	1994	1994	3	89	1,064																																												
4	0861	POOL GUNIT	0 100	32	14	448.00	SF	85.00	85.00	100	1994	1994	3	20	7,616																																												
5	0810	CONCRETE A	0 100	6	9	54.00	SF	6.50	6.50	100	1994	1994	3	66	232																																												
6	0858	SCULP CONC	0 100	36	17	612.00	SF	13.00	13.00	100	1994	1994	3	89	7,081																																												
7	0462	ST/AL FNC	0 100	192	0	768.00	SF	10.00	10.00	100	2003	2003	3	30	2,304																																												
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880																																												
LAND DESCRIPTION										TOTAL OB/XF										27,846																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																										