

LOT 65 & PRT LOT 66  
IN OR 1977/1248  
GOLF SIDE AT SUMMER BEACH #1

PLEDGER JAMES R & SHARON K  
1743 REGATTA DRIVE  
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0065-0000



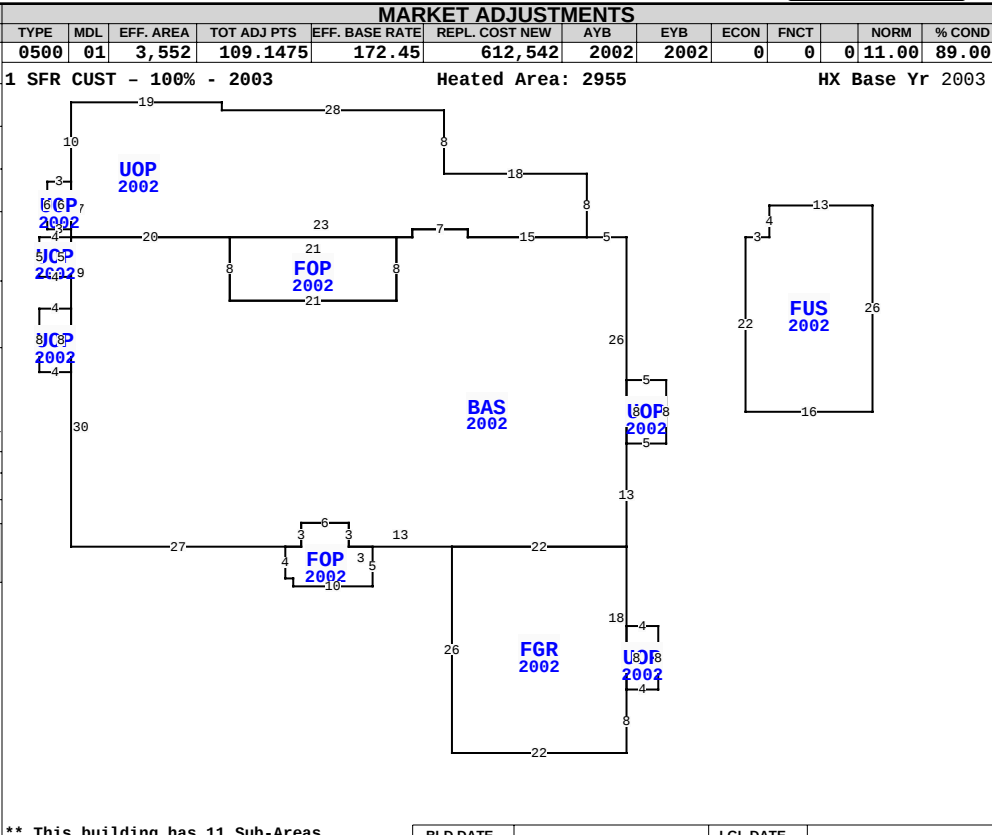
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 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       | 2,551            | 100         | 2002 | 2,551        | 391,529              |
| FGR       | 572              | 55          | 2002 | 315          | 48,347               |
| FOP       | 72               | 30          | 2002 | 22           | 3,377                |
| FOP       | 168              | 30          | 2002 | 50           | 7,674                |
| FUS       | 404              | 100         | 2002 | 404          | 62,006               |
| UOP       | 18               | 20          | 2002 | 4            | 614                  |
| UOP       | 20               | 20          | 2002 | 4            | 614                  |
| UOP       | 32               | 20          | 2002 | 6            | 921                  |
| UOP       | 32               | 20          | 2002 | 6            | 921                  |
| UOP       | 40               | 20          | 2002 | 8            | 1,228                |
| TOTALS    | 4,817            |             |      | 3,552        | 545,162              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2              | 0825       | BRICK       | 0 100   | 0 | 0 | 1,446.00 | SF | 12.50    | 12.50          |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 212.00   | SF | 85.00    | 85.00          |
| 4              | 0910       | SCRN RM L   | 0 100   | 0 | 0 | 1,029.00 | SF | 15.00    | 15.00          |
| 5              | 0877       | JACUZZI     | 0 100   | 0 | 0 | 1.00     | UT | 1,000.00 | 1,000.00       |

| 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        |



\*\* This building has 11 Sub-Areas

1743 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               | 01       | 3,552     | 109.1475             | 172.45         | 612,542        | 2002     | 2002  | 0     | 0           | 0 11.00   | 89.00  |
| TOTAL OB/XF 28,118 |          |           |                      |                |                |          |       |       |             |           |        |
| L N                | USE CODE | CLS       | LAND USE DESCRIPTION | CAP            | R D            | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T    |
| 1                  | 000140   | C         | RES GOLF             | 100            |                | PUD      | 0.00  | 0.00  | 1.00        | LT        |        |

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| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 545,162   |
| TOTAL MARKET OB/XF VALUE  |              | 28,118    |
| TOTAL LAND VALUE - MARKET |              | 500,000   |
| TOTAL MARKET VALUE        |              | 1,073,280 |
| SOH/AGL Deduction         |              | 401,625   |
| ASSESSED VALUE            |              | 671,655   |
| TOTAL EXEMPTION VALUE     | HX HB        | 50,722    |
| BASE TAXABLE VALUE        |              | 620,933   |
| TOTAL JUST VALUE          |              | 1,073,280 |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 1,049,166 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0109020   | XFOB        | 7,065   | 11/01/2001 |
| E017810    | TEMP POLE   | 4,000   | 03/01/2001 |
| B0108020   | NEW CONSTR  | 185,000 | 02/01/2001 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1977/1248                      | 4/25/2015 | QC        | U   | I   | 11     |
| GRANTOR: PLEDGER SHARON K & JA |           |           |     |     |        |
| GRANTEE: PLEDGER JAMES R & S   |           |           |     |     |        |
| 1042/1317                      | 3/08/2002 | QC        | Q   | I   |        |
| GRANTOR: PLEDGER JAMES R & SHA |           |           |     |     |        |
| GRANTEE: PLEDGER SHARON K      |           |           |     |     |        |

BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=2002] W5 UOP=[YR=2002] N8 W18 N8 W28 N1 W19 S10  
UOP=[YR=2002] W3 S6 E3 N6\$ S7 E20 FOP=[YR=2002] S8 E21 N8  
W21 \$ E23 N1 E7 S1 E15 \$ W15 N1 W7 S1 W2 S8 W21 N8 W20  
UOP=[YR=2002] W4 S5 E4 N5 \$ S9 UOP=[YR=2002] W4 S8 E4 N8 \$  
S30 E27 FOP=[YR=2002] S4 E1 S1 E10 N5 W3 N3 W6 S3 W2 \$ E2 N3  
E6 S3 E13 FGR=[YR=2002] S26 E22 N8 UOP=[YR=2002] E4 N8 W4  
S8 \$ N18 W22 \$ E22 N13 UOP=[YR=2002] E5 N8 W5 S8 \$ N26 \$  
PTR= E15 FUS=[YR=2002] E3 N4 E13 S26 W16 N22 \$ W15 \$ .