PT LOTS 66 & 67
IN OR 2733/1605
GOLFSIDE AT SUMMER BEACH #1

DODSON PAULA
1753 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0066-0000

BUILDING CHARACTERISTICS

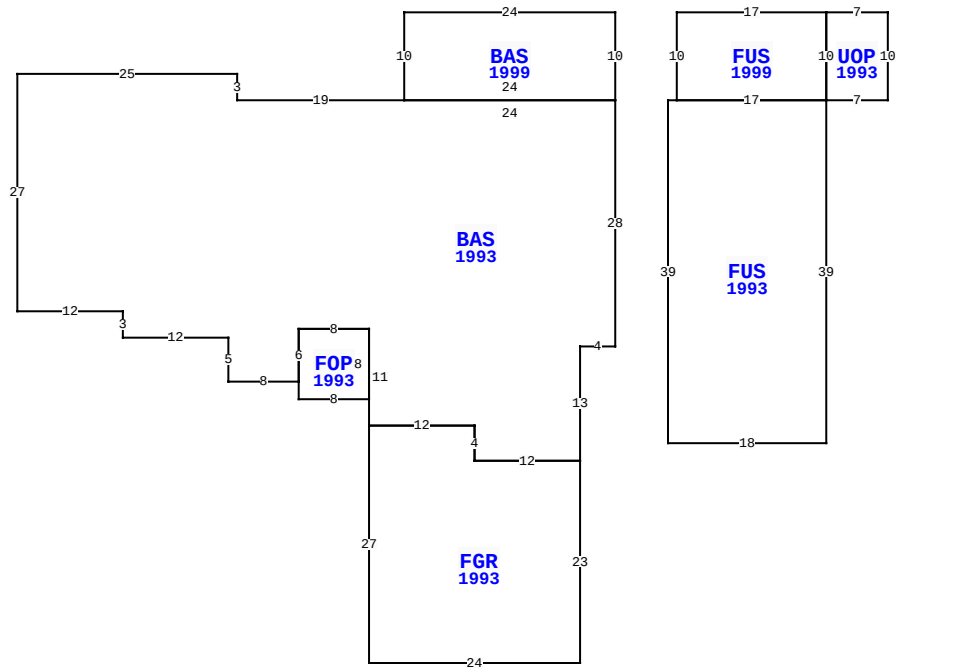
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,199	100	1993	2,199	290,624
BAS	240	100	1999	240	31,719
FGR	600	55	1993	330	43,614
FOP	64	30	1993	19	2,511
FUS	702	100	1993	702	92,778
FUS	170	100	1999	170	22,467
UOP	70	20	1993	14	1,850
TOTALS	4,045			3,674	485,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,674	103.6665	163.79	601,764	1990	1990	0	0	0	19.31	80.69

1 SFR CUST – 100% - 2025 Heated Area: 3311 HX Base Yr 2025



1753 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		485,563
TOTAL MARKET OB/XF VALUE		14,163
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,174,726
SOH/AGL Deduction		0
ASSESSED VALUE		1,174,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,124,004
TOTAL JUST VALUE		1,174,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		978,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217734	H/AC	0	11/01/2012
P1216216	REMODEL	0	11/01/2012
B9805236	ADDITION	30,000	07/01/1998
5976	NEW CONSTR	178,505	09/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/1605	8/23/2024	WD	Q	I	01	1,473,500
GRANTOR: SCHUTT STEPHEN M & SU						
GRANTEE: DODSON PAULA						
1816/1616	9/27/2012	WD	Q	I	02	525,000
GRANTOR: DIETTERICH JEAN S						
GRANTEE: SCHUTT STEPHEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N3 W25 S27 E12 S3 E12 S5 E8 FOP=[YR=1993] S2 E8 N8 W8 S6$ N6 E8 S11 FGR=[YR=1993] S27 E24 N23 W12 N4 W12$ E12 S4 E12 N13 E4 N28 BAS=[YR=1999] N10 W24 S10 E24 $ W24$ PTR= E30 FUS=[YR=1993] E1 FUS=[YR=1999] N10 E17 UOP=[YR=1993] E7 S10 W7 N10 $ S10 W17 $ E17 S39 W18 N39 $ 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	1990	1990	3	66	1,320	
2	0855	CONC PAVER	0	100	0	0	1,270.00	SF	10.00	10.00	100	2004	2004	3	83	10,541	
3	1242	WD DECK A	0	100	0	0	651.00	SF	10.00	10.00	100	1990	1990	3	20	1,302	
4	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	1990	1990	3	57	1,000	

LAND DESCRIPTION

TOTAL OB/XF 14,163

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	1.35	500,000.00	675,000.00	675,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/30/2025 BY SYS