LOT 95
IN OR 2131/1262
GOLFSIDE AT SUMMER BEACH #1

MOORE PAUL W & GAYLE S
1619 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0095-0000

BUILDING CHARACTERISTICS

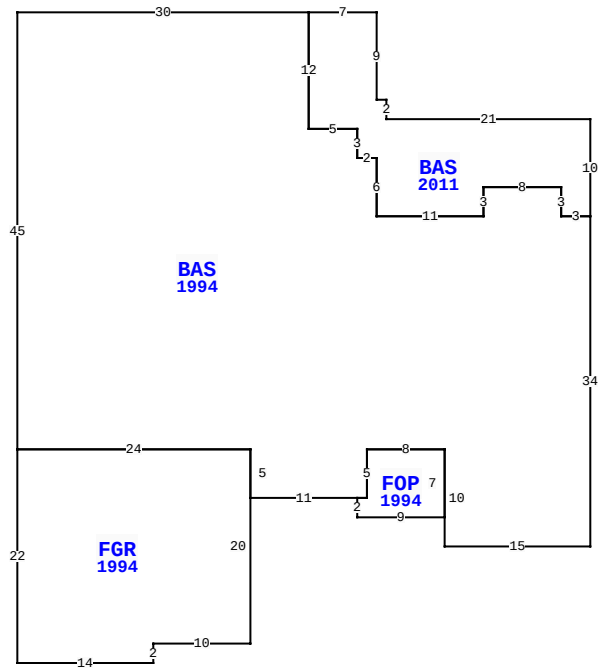
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,337	100	1994	2,337	478,311
BAS	288	100	2011	288	58,945
FGR	508	55	1994	279	57,102
FOP	58	30	1994	17	3,479
TOTALS	3,191			2,921	597,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,921	143.9328	227.41	664,265	1994	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2018 Heated Area: 2625 HX Base Yr 2018



1619 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		597,838
TOTAL MARKET OB/XF VALUE		16,867
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		964,705
SOH/AGL Deduction		331,898
ASSESSED VALUE		632,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		582,085
TOTAL JUST VALUE		964,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		937,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603413	SWIM POOL	12,600	10/01/1996
B00701	NEW CONSTR	103,116	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/1262	5/31/2017	WD	U	I	11	100
GRANTOR: JACKSON BARBARA G						
GRANTEE: MOORE PAUL W & GAYL						
2123/0952	5/31/2017	WD	Q	I	01	695,000
GRANTOR: JACKSON BARBARA						
GRANTEE: MOORE PAUL W & GAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W21 N2 W1 N9 W7 BAS=[YR=1994] W30 S45
FGR=[YR=1994] S22 E14 N2 E10 N20 W24 $ E24 S5 E11
FOP=[YR=1994] S2 E9 N7 W8 S5 W1 $ E1 N5 E8 S10 E15 N34 W3 N3 W8 S3 W11 N6 W2 N3 W5 N12 $ S12 E5 S3 E2 S6 E11 N3 E8 S3 E3 N10 $.

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	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	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	1994	1994	3	66	3,432	
3	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	1994	1994	3	66	837	
4	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1994	1994	3	66	116	
5	0861	POOL GUNIT	0	100	22	13	286.00	SF	85.00	85.00	100	1997	1997	3	20	4,862	
6	0845	KOOL DECK	0	100	0	0	379.00	SF	7.25	7.25	100	1997	1997	3	72	1,978	
7	1076	TRELLIS A	0	100	12	18	216.00	SF	7.50	7.50	100	2000	2000	3	23	373	
8	1076	TRELLIS A	0	100	5	5	25.00	SF	7.50	7.50	100	2000	2000	3	23	43	
9	0855	CONC PAVER	0	100	0	0	489.00	SF	7.00	7.00	100	2000	2000	3	77	2,636	

LAND DESCRIPTION

TOTAL OB/XF 16,867

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS