LOT 98
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

HELWIG GREGORY J & JOANNE
1609 REGATTA DR
FERNANDINA BEACH, FL 32046

2025

00-SB-30-065A-0098-0000

BUILDING CHARACTERISTICS

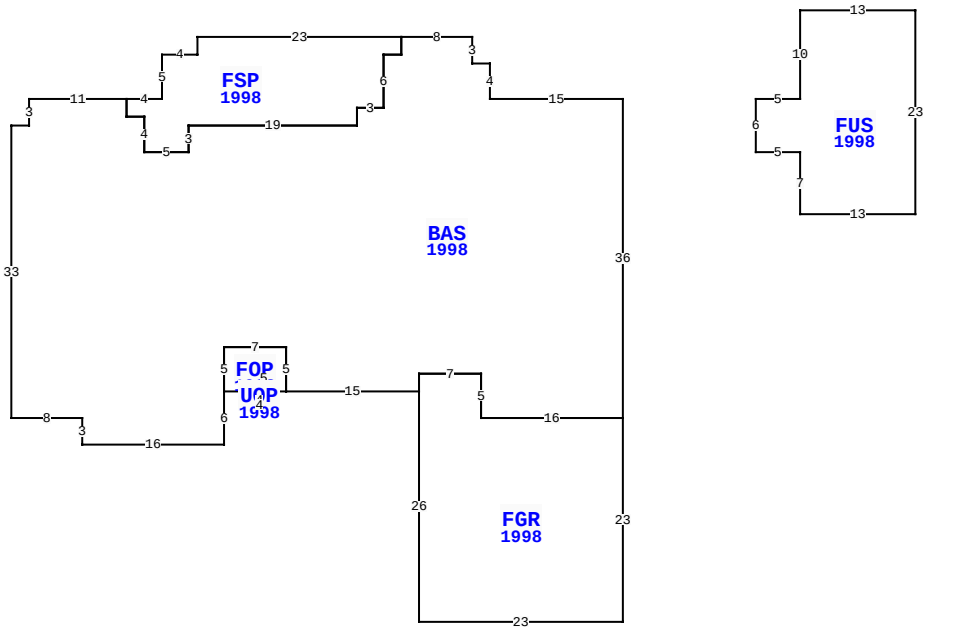
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,370	100	1998	2,370	371,061
FGR	564	55	1998	310	48,536
FOP	35	30	1998	10	1,566
FSP	265	40	1998	106	16,596
FUS	329	100	1998	329	51,510
UOP	4	20	1998	1	156
TOTALS	3,567			3,126	489,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,126	107.7090	170.18	531,983	1998	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2023 Heated Area: 2699 HX Base Yr 2023



1609 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		489,424
TOTAL MARKET OB/XF VALUE		9,823
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		849,247
SOH/AGL Deduction		0
ASSESSED VALUE		849,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		798,525
TOTAL JUST VALUE		849,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704295	NEW CONSTR	112,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1869	5/10/2022	WD	Q	I	01	950,000
GRANTOR: HEANEY MAREN L & JOHN						
GRANTEE: HELWIG GREGORY H &						
0843/0396	7/31/1998	WD	Q	I		319,000
GRANTOR: WATTS GEORGE WAYNE JR						
GRANTEE: HEANEY MAREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 N4 W2 N3 W8 FSP=[YR=1998] W23 S2 W4 S5 W4 S2 E2 S4 E5 N3 E19 N2 E3 N6 E2 N2 $ S2 W2 S6 W3 S2 W19 S3 W5 N4 W2 N2 W11 S3 W2 S33 E8 S3 E16 N6 FOP=[YR=1998] E2 UOP=[YR=1998] S1 E4 N1 W4 $ E5 N5 W7 S5 $ N5 E7 S5 E15 FGR=[YR=1998] S26 E23 N23 W16 N5 W7 S2 $ N2 E7 S5 E16 N36 $ PTR= E15 FUS=[YR=1998] E5 N10 E13 S23 W13 N7 W5 N6 $ W15 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	1,399.00	SF	6.50	6.50	100	1998	1998	3	73	6,638	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	73	43	
4	0810	CONCRETE A	0	100	0	0	44.00	SF	6.50	6.50	100	1998	1998	3	73	209	
5	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	1998	1998	3	73	133	

LAND DESCRIPTION

TOTAL OB/XF 9,823

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