LOT 120
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

HERZIG NEIL & SARAH
1659 REGATTA DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-065A-0120-0000

BUILDING CHARACTERISTICS

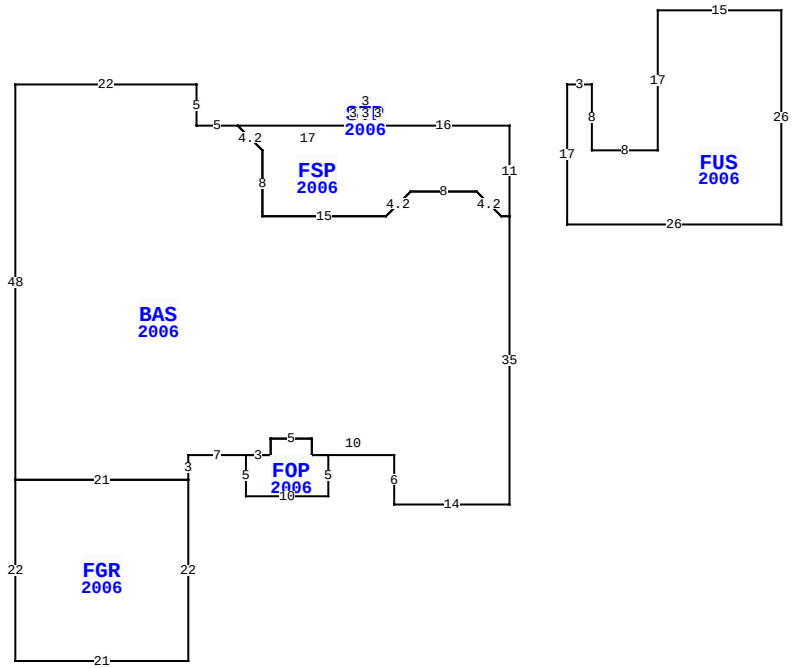
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,346	100	2006	2,346	371,124
FGR	462	55	2006	254	40,181
FOP	60	30	2006	18	2,847
FSP	302	40	2006	121	19,142
FUS	513	100	2006	513	81,154
STP	9	10	2006	1	158
TOTALS	3,692			3,253	514,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,253	110.0274	173.84	565,502	2006	2006	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2025 Heated Area: 2859 HX Base Yr 2025



1659 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		514,607
TOTAL MARKET OB/XF VALUE		14,843
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		879,450
SOH/AGL Deduction		0
ASSESSED VALUE		879,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		828,728
TOTAL JUST VALUE		879,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010680	ADDITION	0	01/01/2021
B1801078	BATHREM	4,500	01/31/2018
M11368	MECH OTHER	0	04/01/2006
P10855	OTHER	0	03/01/2006
E16709	ELEC OTHER	2,000	02/01/2006
C16937	CO ISSUED	231,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/281	2/22/2024	WD	Q	I	01	950,000
GRANTOR: ROSS RAYMOND H & THER						
GRANTEE: HERZIG NEIL & SARAH						
2209/0996	7/09/2018	WD	Q	I	01	635,000
GRANTOR: BURTON LYNN C REVOCAB						
GRANTEE: ROSS RAYMOND H & TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S48 E21 N3 E7 E3 N2 E5 S2 E10 S6 E14 N35 W1 U3L3 W8 D3L3 W15 N8 U3L3 W5 N5 $
FUS=[YR=2006;ORIG=45,0] E3 S8 E8 N17 E15 S26 W26 N17 $
FGR=[YR=2006;ORIG=-22,48] S22 E21 N22 W21 $
FSP=[YR=2006;ORIG=38,16] N11 W16 W17 D3R3 S8 E15 U3R3 E8 D3R3 E1 $
FOP=[YR=2006;ORIG=6,45] S5 E10 N5 W2 N2 W5 S2 W3 $
STP=[YR=2006;ORIG=22,5] N3 W3 S3 E3 $
PTR=[YR=2006;ORIG=0,0] E45 W45 $
.

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	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,119.00	SF	4.00	4.00	100	2006	2006	3	86	3,849	
3	0911	SCRN RM A	0	100	39	15	585.00	SF	17.50	17.50	100	2021	2021	3	90	9,214	

LAND DESCRIPTION

TOTAL OB/XF 14,843

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 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS