LOT 6 & PT SECTS 12 & 13-2N-28
IN OR 2864/1178
GOLFSIDE AT SUMMER BEACH #1

BROWN RICHARD & ERIN REVOCABLE TRUST/BROWN RICHARD
1750 REGETTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

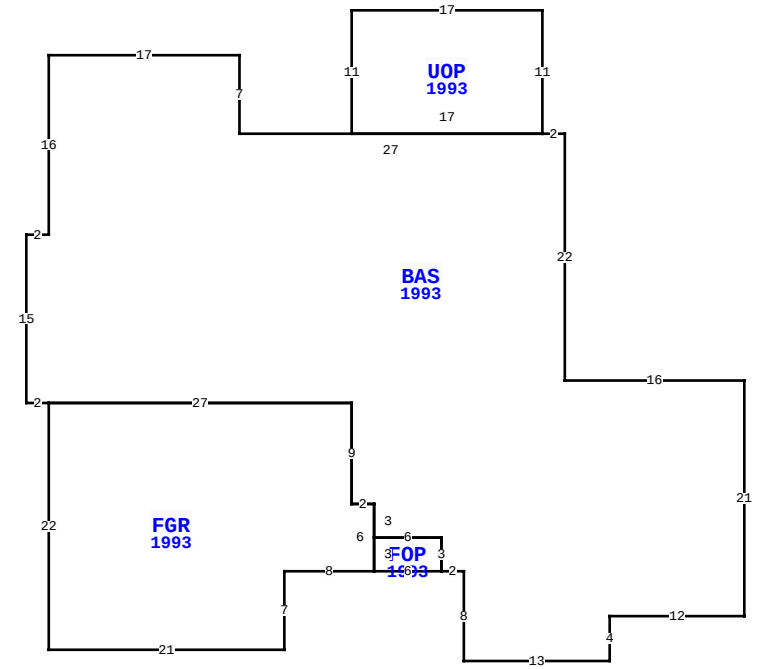
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1993	1,932	347,971
FGR	564	55	1993	310	55,834
FOP	18	30	1993	5	900
UOP	187	20	1993	37	6,664
TOTALS	2,701			2,284	411,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,284	141.0024	234.06	534,593	1989	1994	0	0	0	23.05	76.95

1 SFR CUST 0% - 0 Heated Area: 1932 HX Base Yr



1750 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	411,369
TOTAL MARKET OB/XF VALUE	1,240
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	912,609
SOH/AGL Deduction	85,343
ASSESSED VALUE	827,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,266
TOTAL JUST VALUE	912,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	901,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3651	NEW CONSTR	7,500	09/22/1989
6201	NEW CONSTR	2,400	09/14/1989
03147	H/AC	2,800	09/14/1989
5983	NEW CONSTR	97,300	09/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2864/1178	4/23/2026	WD	Q	I	01	825,000
GRANTOR: SMITH DAVID						
GRANTEE: BROWN RICHARD & ERI						
1991/1592	7/17/2015	QC	U	I	11	100
GRANTOR: SMITH DAVID P & ROBBI						
GRANTEE: SMITH DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=1993] N11 W17 S11 E17$ W27 N7 W17 S16 W2 S15 E2 FGR=[YR=1993] S22 E21 N7 E8 FOP=[YR=1993] E6 N3 W6 S3$N6 W2 N9 W27$ E27 S9 E2 S3 E6 S3 E2 S8 E13 N4 E12 N21 W16 N22$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,240

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS