PT LOT 8 & PT SECT 12-2N-28
IN OR 2794/1123
GOLFSIDE AT SUMMER BEACH #1

ORCIANI PAUL & SHERRI L/E/
1738 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0008-0000

BUILDING CHARACTERISTICS

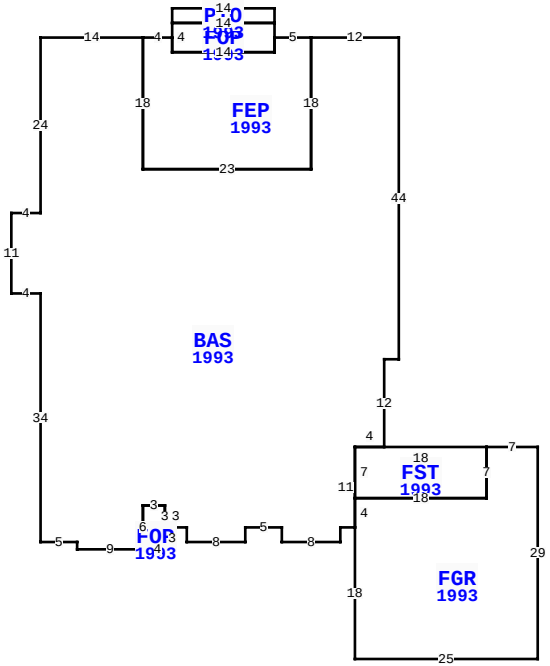
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 40
Interior Floo	13	LVT/LAMNT 40
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,883	100	1993	2,883	502,300
FEP	386	80	1993	309	53,837
FGR	599	55	1993	329	57,321
FOP	21	30	1993	6	1,045
FOP	56	30	1993	17	2,962
FST	126	55	1993	69	12,022
PTO	28	5	1993	1	174
TOTALS	4,099			3,614	629,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,614	133.7688	222.06	802,525	1989	1994	0	0	0	21.54	78.46

1 SFR CUST 100% - 2024 Heated Area: 2883 HX Base Yr 2024



1738 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		629,661
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,131,831
SOH/AGL Deduction		0
ASSESSED VALUE		1,131,831
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,080,420
TOTAL JUST VALUE		1,131,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,109,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213118	REPAIR/RRF	1,000	09/03/2012
5119	NEW CONSTR	121,500	08/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/1123	6/10/2025	LE	U	I	11	100
GRANTOR: ORCIANI PAUL & SHERRI						
GRANTEE: ORCIANI JARED PAUL						
2665/1112	9/05/2023	WD	Q	I	01	1,295,000
GRANTOR: JBF TRUST						
GRANTEE: ORCIANI PAUL & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] W5 FOP=[YR=1993] N2 PTO=[YR=1993] N2 W14 S2 E14$ W14 S4 E14 N2$ S2 W14 N2 W4 S18 E23 N18$ S18 W23 N18 W14 S24 W4 S11 E4 S34 E5 S1 E9 FOP=[YR=1993] E4 N3 W1 N3 W3 S6$ N6 E3 S3 E3 S2 E8 N2 E5 S2 E8 N2 E2 FGR=[YR=1993] S18 E25 N29 W7 FST=[YR=1993] W18 S7 E18 N7$ S7 W18 S4$ N11 E4 N12 E2 N44$.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	1.00	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