LOT 9 & PT LOT 1
IN OR 2643/967
GOLFSIDE AT SUMMER BEACH #1

GRAYDON STUART & JUDY
1734 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0009-0000

BUILDING CHARACTERISTICS

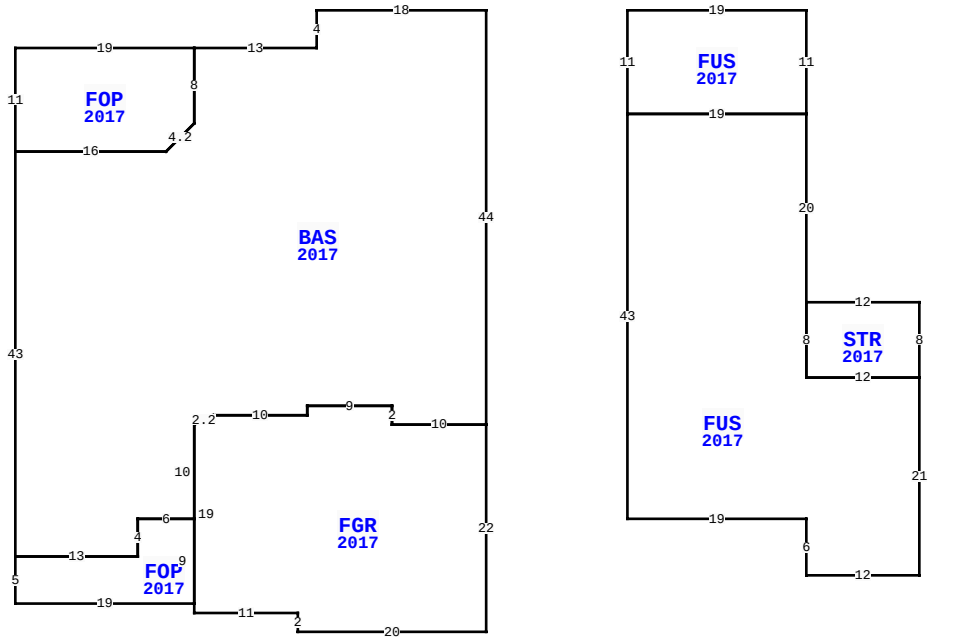
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,081	100	2017	2,081	466,275
FGR	689	55	2017	379	84,919
FOP	119	30	2017	36	8,066
FOP	205	30	2017	62	13,892
FUS	209	100	2017	209	46,829
FUS	1,069	100	2017	1,069	239,523
STR	96	10	2017	10	2,241
TOTALS	4,468			3,846	861,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,846	139.9464	232.31	893,464	2017	2017	0	0	0	3.55	96.45

1 SFR CUST 100% - 2018 Heated Area: 3359 HX Base Yr 2018



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

1734 REGATTA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		861,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,361,746
SOH/AGL Deduction		627,890
ASSESSED VALUE		733,856
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		682,445
TOTAL JUST VALUE		1,361,746
NCON VALUE		25,660
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,076,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012307	BALCONY	31,967	11/01/2024
B1633560	CO ISSUED	0	07/07/2017
B1633560	NEW CONSTR	398,335	12/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/967	5/16/2023	SW	U	I	37	10,000
GRANTOR: CONCERT AMELIA LLC						
GRANTEE: GRAYDON STUART & JU						
2131/1109	6/29/2017	WD	Q	I	02	653,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRAYDON STUART & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W18 S4 W13 S8 D3L3 W16 S43 E13 N4 E6 N10 U1R2 E10 N1 E9 S2 E10 N44 $
FUS=[YR=2017;ORIG=34,11] S20 S8 E12 S21 W12 N6 W19 N43 E19 $
FGR=[YR=2017;ORIG=-31,63] S1 E11 S2 E20 N22 W10 N2 W9 S1 W10 D1L2 S19 $
FUS=[YR=2017;ORIG=15,0] E19 S11 W19 N11 $
FOP=[YR=2017;ORIG=-31,4] W19 S11 E16 U3R3 N8 $
FOP=[YR=2017;ORIG=-50,58] S5 E19 N9 W6 S4 W13 $
STR=[YR=2017;ORIG=34,31] E12 S8 W12 N8 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 0.29 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS