LOT 10
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

SHORT JAMES R & PAMELA S
1728 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

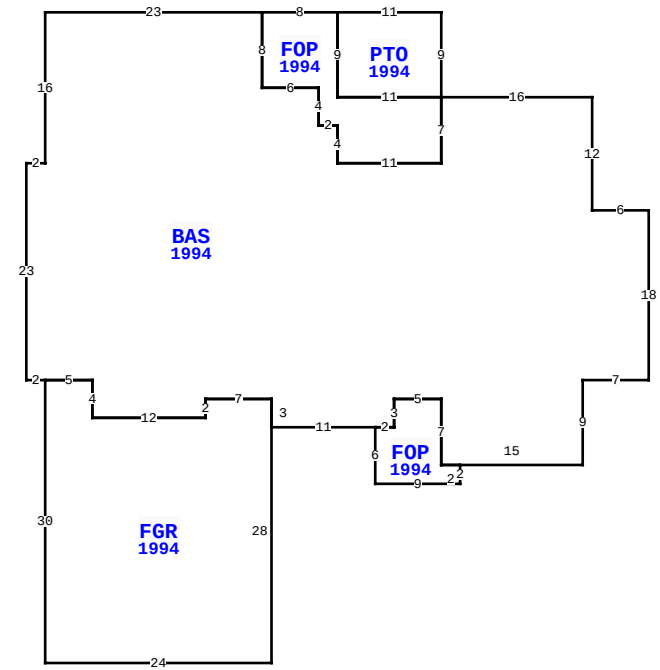
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,296	100	1994	2,296	406,785
FGR	658	55	1994	362	64,136
FOP	61	30	1994	18	3,189
FOP	149	30	1994	45	7,973
PTO	99	5	1994	5	886
TOTALS	3,263			2,726	482,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,726	126.3072	209.67	571,560	1994	1994	0	0	0	15.50	84.50

1 SFR CUST 100% - 2020 Heated Area: 2296 HX Base Yr 2020



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

1728 REGATTA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		482,968
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		985,488
SOH/AGL Deduction		398,361
ASSESSED VALUE		587,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		535,716
TOTAL JUST VALUE		985,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0658	NEW CONSTR	105,544	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0504	5/07/2019	WD	Q	I	01	620,000
GRANTOR: WALTER TIMOTHY L & TE						
GRANTEE: SHORT JAMES R & PAM						
1902/0473	2/10/2014	WD	Q	I	02	405,000
GRANTOR: CHAPIN HELEN C						
GRANTEE: WALTER TIMOTHY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 PTO=[YR=1994] N9 W11 FOP=[YR=1994] W8 S8 E6 S4 E2 S4 E11 N7 W11 N9$ S9 E11$ S7 W11 N4 W2 N4 W6 N8 W23 S16 W2 S23 E2 FGR=[YR=1994] S30 E24 N28 W7 S2 W12 N4 W5$ E5 S4 E12 N2 E7 S3 E11 FOP=[YR=1994] S6 E9 N2 W2 N7 W5 S3 W2$ E2 N3 E5 S7 E15 N9 E7 N18 W6 N12$.

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	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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