LOT 21 & PT SEC 12-2N-28
IN OR 1322/504 & OR 1585/697
GOLFSIDE AT SUMMER BEACH #1

WILSON ROBERT C
1634 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0021-0000

BUILDING CHARACTERISTICS

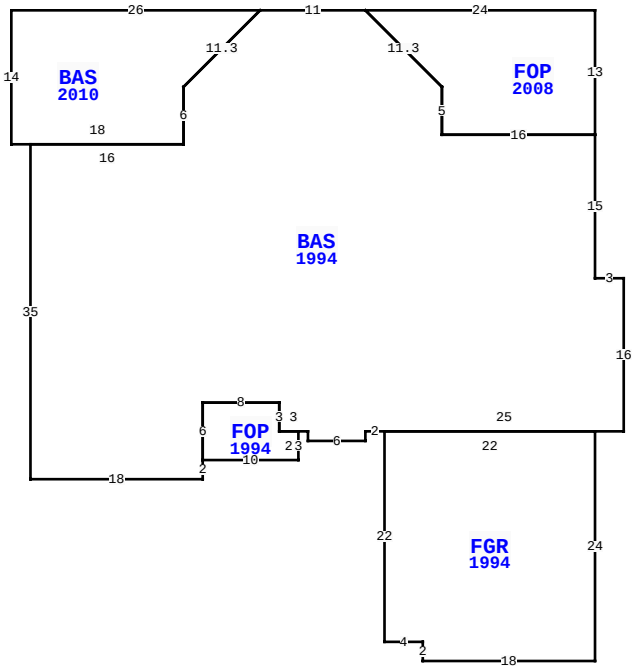
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,220	100	1994	2,220	441,016
BAS	284	100	2010	284	56,418
FGR	520	55	1994	286	56,816
FOP	54	30	1994	16	3,179
FOP	240	30	2008	72	14,304
TOTALS	3,318			2,878	571,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,878	138.3492	229.66	660,961	1994	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2014 Heated Area: 2504 HX Base Yr 2014



BLD DATE	12/04/2005 DJ	LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

1634 REGATTA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		571,731
TOTAL MARKET OB/XF VALUE		2,889
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,074,620
SOH/AGL Deduction		464,160
ASSESSED VALUE		610,460
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		554,049
TOTAL JUST VALUE		1,074,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,066,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26114	REMODEL	20,000	06/01/2012
B23809	ADDITION	25,761	07/01/2010
B21626	SCRN ROOM	7,500	07/01/2008
B930596	NEW CONSTR	178,900	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1585/0697	9/17/2008	QC	U	I	16	100
GRANTOR: SUMMER BEACH AMENITIE						
GRANTEE: WILSON ROBERT C						
1322/0504	6/03/2005	WD	Q	I		606,500
GRANTOR: PEACE WILLIAM D TRUST						
GRANTEE: WILSON ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W24 BAS=[YR=1994] W11 BAS 2010=W26 S14 E18 N6 U8 R8 $ D8 L8 S6 W16 S35 E18 N2 FOP=[YR=1994] E10 N3 W2 N3 W8 S6$ N6 E8 S3 E3 S1E6N1 E2 FGR=[YR=1994] S22 E4 S2 E18 N24 W22$ E25 N16 W3 N15W16 N5 U8 L8 $ D8 R8 S5 E16 N13$.

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	
4	1126	CB/STC 8"	0	100	18	0	72.00	SF	8.00	8.00	100	1994	1994	3	64	369	

LAND DESCRIPTION

TOTAL OB/XF 2,889

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