LOT 22 & PT 12-2N-28
IN OR 2104/1387
GOLFSIDE AT SUMMER BEACH #1

SPANIEL FAMILY REVOCABLE TRUST/SPANIEL GEORGE J TR
1630 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0022-0000

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	11	CLAY TILE 30
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
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04

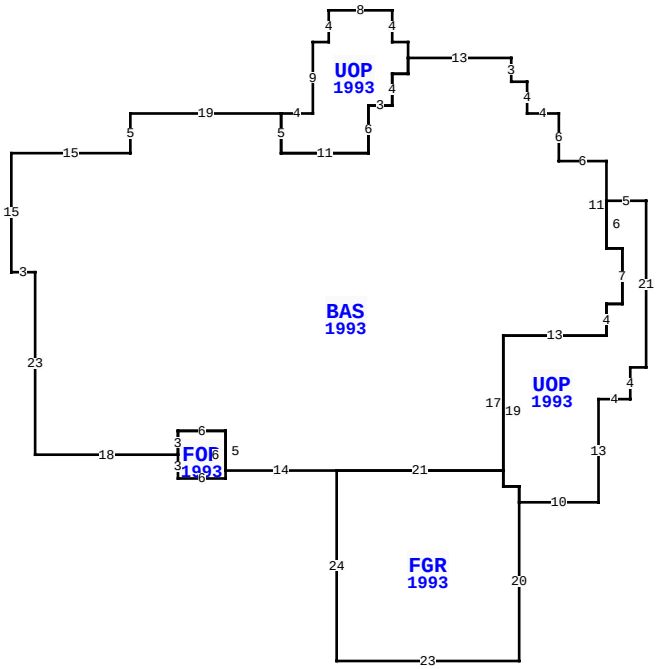
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,973	100	1993	2,973	546,579
FGR	548	55	1993	301	55,339
FOP	36	30	1993	11	2,022
UOP	182	20	1993	36	6,619
UOP	359	20	1993	72	13,237
TOTALS	4,098			3,393	623,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,393	135.8914	225.58	765,393	1988	1988	0	0	0	18.50	81.50

1 SFR CUST 100% - 2018 Heated Area: 2973 HX Base Yr 2018



1630 REGATTA DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		623,795
TOTAL MARKET OB/XF VALUE		3,764
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,127,559
SOH/AGL Deduction		724,094
ASSESSED VALUE		403,465
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,054
TOTAL JUST VALUE		1,127,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,107,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007199	XFOB	1,800	06/01/2000
8707	REMODEL	13,000	02/22/1993
8558	ADDITION	30,000	12/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/231	3/12/2026	QC	U	I	11	100
GRANTOR: SPANIEL GEORGE & SHIR						
GRANTEE: SPANIEL FAMILY REVO						
2104/1387	2/24/2017	QC	U	I	11	100
GRANTOR: SPANIEL GEORGE & SHIR						
GRANTEE: SPANIEL GEORGE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N6 W4 N4 W2 N3 W13 UOP=[YR=1993] N2 W2 N4 W8 S4 W2 S9 W4 S5 E11N6 E3 N4 E2 N2$ S2 W2 S4 W3 S6W11 N5 W19 S5 W15 S15 E3 S23 E18 FOP=[YR=1993] S3 E6 N6 W6 S3$ N3 E6 S5 E14 FGR=[YR=1993] S24 E23 N20 UOP=[YR=1993] E10N13 E4 N4 E2 N21 W5 S6 E2 S7 W2 S4 W13 S19 E2 S2$ N2 W2 N2 W21$ E21 N17 E13 N4 E2 N7 W2 N11$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
6	0820	WOOD WALK	0	100	0	0	129.00	SF	11.75	11.75	100	1993	1993	3	40	606	
8	0910	SCRN RM L	0	100	0	0	186.00	SF	15.00	15.00	100	2001	2001	3	20	558	

LAND DESCRIPTION

TOTAL OB/XF 3,764

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