LOT 25
IN OR 1279/1259
GOLFSIDE AT SUMMER BEACH #1

BROWN MARCIA &/BROWN ROGER D EST
1618 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0025-0000

BUILDING CHARACTERISTICS

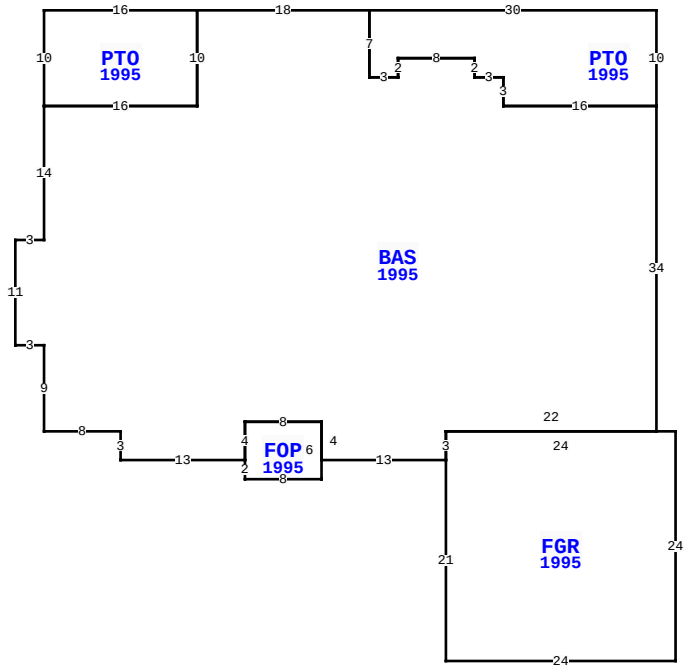
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,517	100	1995	2,517	475,921
FGR	576	55	1995	317	59,939
FOP	48	30	1995	14	2,647
PTO	160	5	1995	8	1,513
PTO	242	5	1995	12	2,269
TOTALS	3,543			2,868	542,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,868	134.0064	222.45	637,987	1995	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 2011 Heated Area: 2517 HX Base Yr 2011



1618 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		542,289
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,044,879
SOH/AGL Deduction		460,623
ASSESSED VALUE		584,256
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		532,845
TOTAL JUST VALUE		1,044,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,026,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401264	NEW CONSTR	157,140	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1259	12/09/2004	WD	Q	I		615,000
GRANTOR: GUMM WILLIAM G						
GRANTEE: BROWN MARCIA & ROGE						
0708/1556	7/08/1994	WD	Q	V		68,000
GRANTOR: TEAGLE JAMES C & DIAN						
GRANTEE: GUMM WILLIAM G & MA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W30 BAS=[YR=1995] W18 PTO=[YR=1995] W16 S10 E16 N10 $ S10 W16 S14 W3 S11 E3 S9 E8 S3 E13 FOP=[YR=1995] S2 E8 N6 W8 S4 $ N4 E8 S4 E13 FGR=[YR=1995] S21 E24 N24 W24 S3 $ N3 E22 N34 W16 N3 W3 N2 W8 S2 W3 N7 $ S7 E3 N2 E8 S2 E3 S3 E16 N10 $.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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