PT LOT 36
IN OR 2849/1917
GOLFSIDE AT SUMMER BEACH #1

EDMUNDS DEBORAH MORRIS REVOCABLE TRUST/EDMUNDS DEB
3800 INDIGO RUN DR
RICHMOND, VA 23233

2026

00-SB-30-065A-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

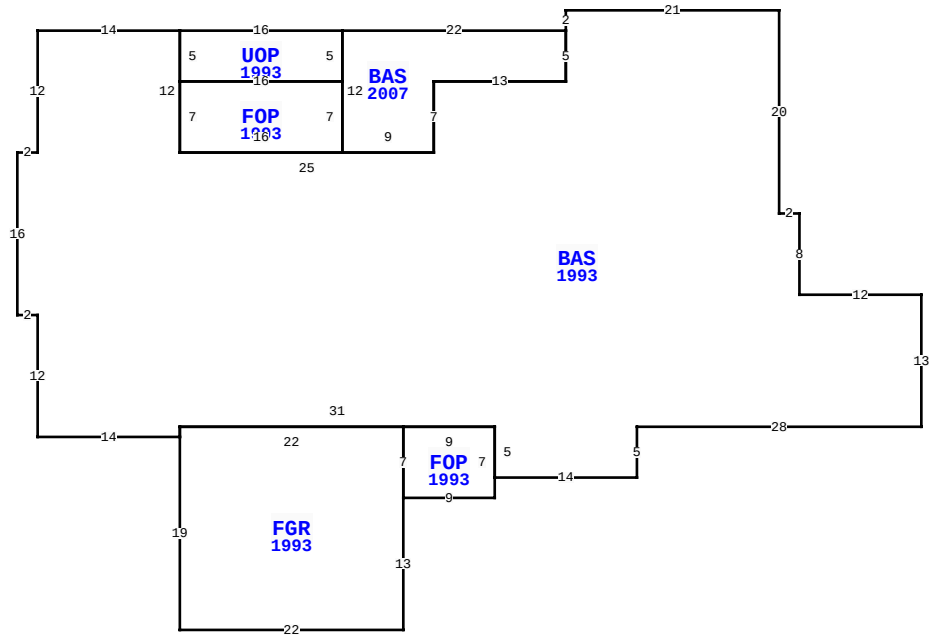
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,838	100	1993	2,838	524,166
BAS	173	100	2007	173	31,952
FGR	440	55	1993	242	44,696
FOP	63	30	1993	19	3,509
FOP	112	30	1993	34	6,280
UOP	80	20	1993	16	2,955
TOTALS	3,706			3,322	613,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,322	137.8344	228.81	760,107	1988	1988	0	0	0	19.28	80.72

1 SFR CUST 0% - 2026 Heated Area: 3011 HX Base Yr



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

1580 REGATTA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	613,558
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,114,758
SOH/AGL Deduction	0
ASSESSED VALUE	1,114,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,114,758
TOTAL JUST VALUE	1,114,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,101,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20557	REMODEL	8,600	09/01/2007
5551	ADDITION	5,315	02/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2849/1917	2/27/2026	WD	Q	I	01	1,200,000
GRANTOR: COOPER JEROME M & VIR						
GRANTEE: EDMUNDS DEBORAH MOR						
2195/0285	5/08/2018	LE	U	I	11	100
GRANTOR: COOPER JEROME M & VIR						
GRANTEE: COOPER JEROME JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S2 BAS=[YR=2007] W22 UOP=[YR=1993] W16 S5 FOP=[YR=1993] S7 E16 N7 W16$ E16 N5$ S12E9 N7 E13 N5$ S5 W13 S7 W25 N12 W14 S12 W2 S16 E2 S12 E14 FGR=[YR=1993] S19 E22 N13 FOP=[YR=1993] E9 N7 W9 S7 $ N7 W22 S1$ N1 E31 S5 E14 N5 E28 N13 W12 N8 W2 N20 $.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		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