LOT 37
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MESHBERGER DAVID PAUL L/E/PARKER HAROLD TRAVIS L/E
1578 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	04	Quality Level 04

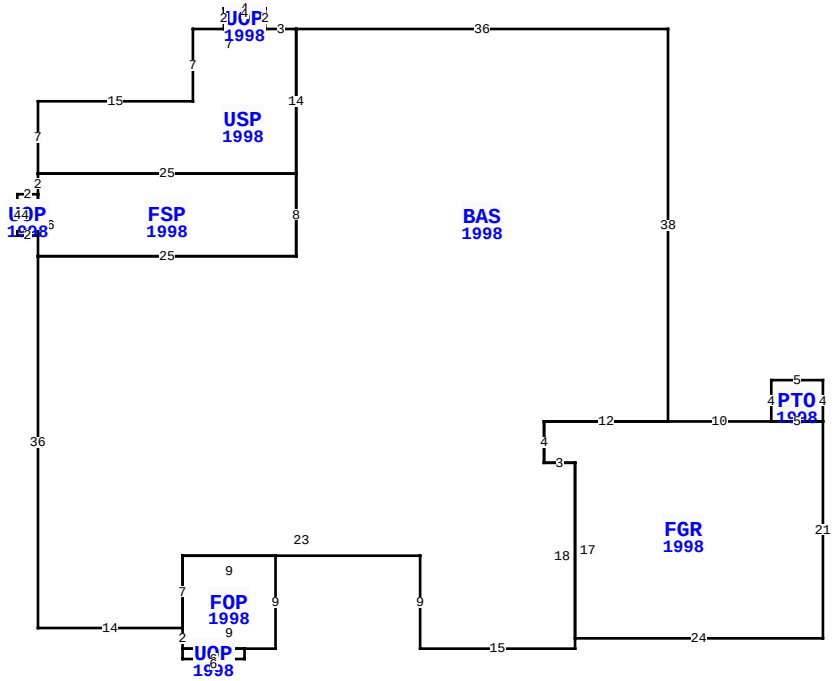
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	1998	2,665	530,971
FGR	516	55	1998	284	56,584
FOP	81	30	1998	24	4,782
FSP	200	40	1998	80	15,939
PTO	20	5	1998	1	199
UOP	6	20	1998	1	199
UOP	8	20	1998	2	398
UOP	8	20	1998	2	398
USP	245	30	1998	74	14,744
TOTALS	3,749			3,133	624,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,133	137.9558	229.01	717,488	1998	1998	0	0	0	13.00	87.00

1 SFR CUST 100% - 2017 Heated Area: 2665 HX Base Yr 2017



1578 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		624,215
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,126,980
SOH/AGL Deduction		495,863
ASSESSED VALUE		631,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		579,706
TOTAL JUST VALUE		1,126,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,104,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704323	NEW CONSTR	162,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1896	5/20/2025	LE	U	I	11	100
GRANTOR: MESHBERGER DAVID PAUL						
GRANTEE: MESHBERGER RYAN						
2074/0576	9/16/2016	WD	Q	I	01	585,100
GRANTOR: NOBLE MARTHA E						
GRANTEE: PARKER HAROLD TRAVI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W5 S4 FGR=[YR=1998] W10 BAS=[YR=1998] N38 W36 USP=[YR=1998] W3 UOP=[YR=1998] N2 W4 S2 E4 $ W7 S7 W15 S7 E25 N14 $ S14 FSP=[YR=1998] W25 S2 UOP=[YR=1998] W2 S4 E2 N4 $ S6 E25 N8 $ S8 W25 S36 E14 FOP=[YR=1998] S2 UOP=[YR=1998] S1 E6 N1 W6 $ E9 N9 W9 S7 $ N7 E23 S9 E15 N18 W3 N4 E12 $ W12 S4 E3 S17 E24 N21 W5 $ E5 N4 $.

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	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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