LOT 38 & PT SEC 12-2N-28E
PAR 5-1 IN OR 2622/1
GOLFSIDE AT SUMMER BEACH #1

KACHURA MICHAEL J & SHELLY L/E/
1583 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

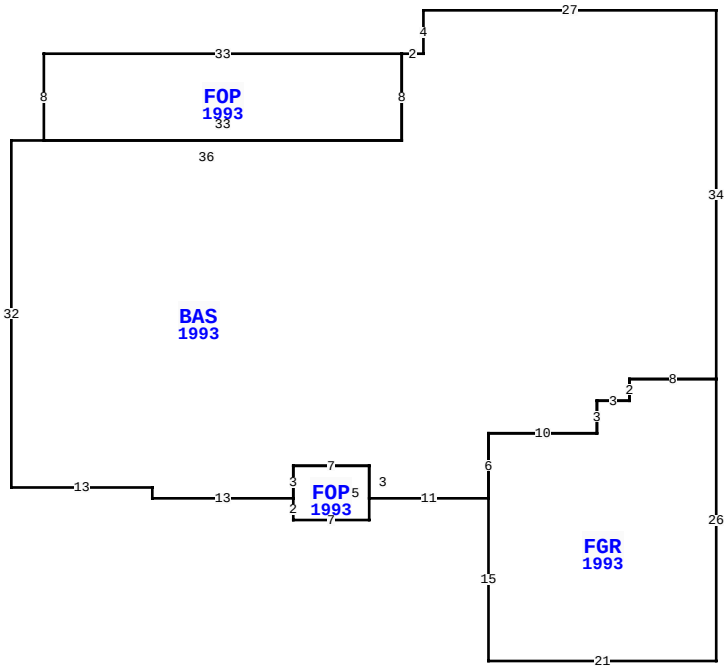
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	1993	2,276	408,097
FGR	490	55	1993	270	48,412
FOP	35	30	1993	10	1,793
FOP	264	30	1993	79	14,165
TOTALS	3,065			2,635	472,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,635	143.4470	238.12	627,446	1991	1991	0	0	0	24.70	75.30

1 SFR CUST 100% - 2021 Heated Area: 2276 HX Base Yr 2021



1583 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		472,467
TOTAL MARKET OB/XF VALUE		55,393
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,027,860
SOH/AGL Deduction		358,129
ASSESSED VALUE		669,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		618,320
TOTAL JUST VALUE		1,027,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		979,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700793	POLENCL	17,921	02/02/2017
B0618052	REPAIR/RRF	3,500	10/31/2006
B18084	SCRN RM	7,864	10/31/2006
7696	ADDITION	4,750	11/25/1991
7587	SWIM POOL	18,400	10/08/1991
7397	NEW CONSTR	77,329	07/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0001	2/28/2023	LE	U	I	11	100
GRANTOR: KACHURA MICHAEL JOHN						
GRANTEE: KACHURA LYNN & JILL						
2401/0807	10/16/2020	WD	Q	I	02	745,000
GRANTOR: WALTER TIMOTHY LAWREN						
GRANTEE: KACHURA MICHAEL JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S4 W2 FOP=[YR=1993] W33 S8 E33 N8$ S8 W36 S32 E13 S1 E13 FOP=[YR=1993] S2 E7 N5 W7 S3$ N3 E7 S3 E11 FGR=[YR=1993] S15 E21 N26 W8 S2 W3 S3 W10 S6$ N6 E10 N3 E3 N2 E8 N34$.

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	1991	1991	3	66	2,310	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1991	1991	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	798.00	SF	18.00	18.00	100	2017	2017	3	70	10,055	
6	0755	FSP	0	100	10	11	110.00	SF	20.00	20.00	100	2007	2007	3	24	528	

LAND DESCRIPTION

TOTAL OB/XF 55,393

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