PT LOTS 66 & 67
IN OR 2733/1605
GOLFSIDE AT SUMMER BEACH #1

DODSON PAULA
1753 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0066-0000

BUILDING CHARACTERISTICS

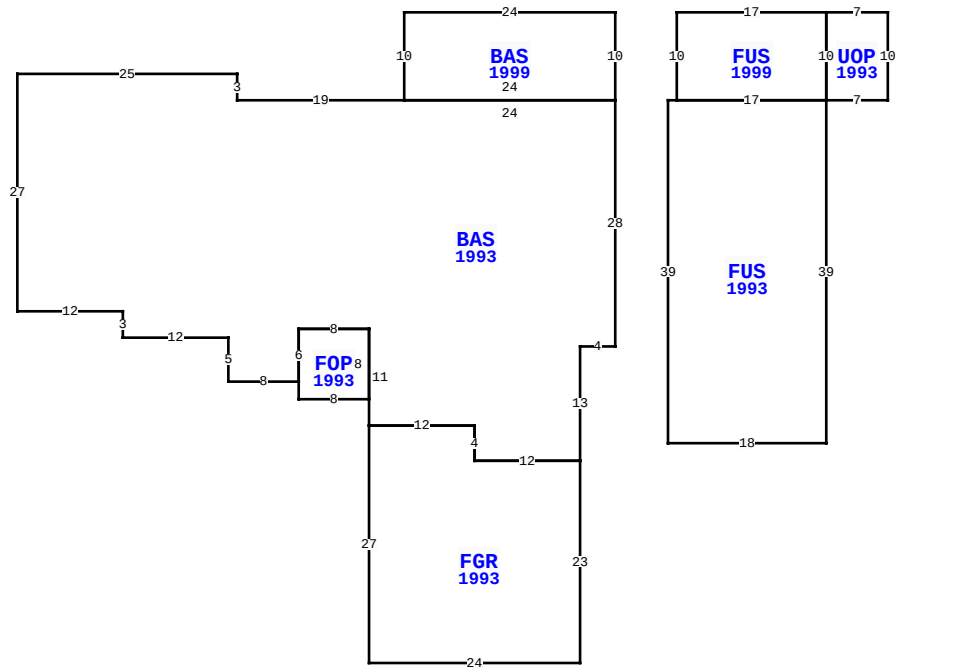
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	2,199	100	1993	2,199	381,394
BAS	240	100	1999	240	41,626
FGR	600	55	1993	330	57,235
FOP	64	30	1993	19	3,295
FUS	702	100	1993	702	121,755
FUS	170	100	1999	170	29,485
UOP	70	20	1993	14	2,428
TOTALS	4,045			3,674	637,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,674	130.3236	216.34	794,833	1990	1990	0	0	0	19.83	80.17

1 SFR CUST 100% - 2025 Heated Area: 3311 HX Base Yr 2025



1753 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		637,218
TOTAL MARKET OB/XF VALUE		2,582
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,314,800
SOH/AGL Deduction		108,356
ASSESSED VALUE		1,206,444
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,155,033
TOTAL JUST VALUE		1,314,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,174,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217734	H/AC	0	11/01/2012
P1216216	REMODEL	0	11/01/2012
B9805236	ADDITION	30,000	07/01/1998
5976	NEW CONSTR	178,505	09/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2733/1605	8/23/2024	WD	Q	I	01	1,473,500
GRANTOR: SCHUTT STEPHEN M & SU						
GRANTEE: DODSON PAULA						
1816/1616	9/27/2012	WD	Q	I	02	525,000
GRANTOR: DIETTERICH JEAN S						
GRANTEE: SCHUTT STEPHEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N3 W25 S27 E12 S3 E12 S5 E8 FOP=[YR=1993] S2 E8 N8 W8 S6$ N6 E8 S11 FGR=[YR=1993] S27 E24 N23 W12 N4 W12$ E12 S4 E12 N13 E4 N28 BAS=[YR=1999] N10 W24 S10 E24 $ W24$ PTR= E30 FUS=[YR=1993] E1 FUS=[YR=1999] N10 E17 UOP=[YR=1993] E7 S10 W7 N10 $ S10 W17 $ E17 S39 W18 N39 $ W30 $.

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	1990	1990	3	64	1,280	
3	1242	WD DECK A	0	100	0	0	651.00	SF	10.00	10.00	100	1990	1990	3	20	1,302	

LAND DESCRIPTION

TOTAL OB/XF 2,582

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	1.35	500,000.00	675,000.00	675,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS