LOT 94
IN OR 2167/1408
GOLFSIDE AT SUMMER BEACH #1

HARDEN NANCY L
1625 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

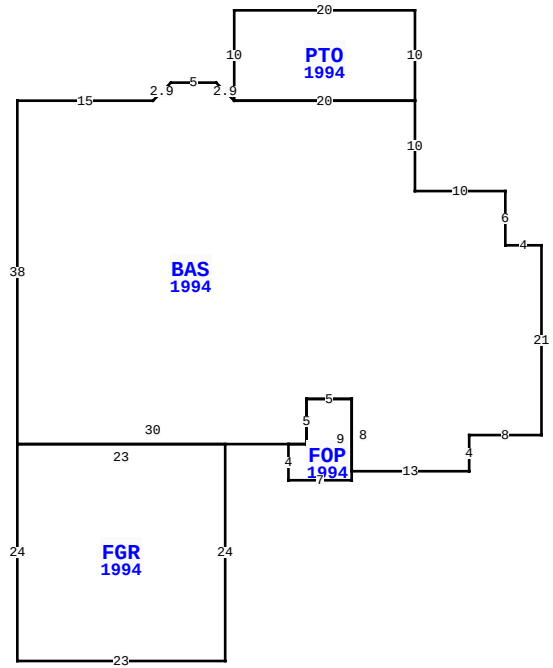
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,060	100	1994	2,060	345,291
FGR	552	55	1994	304	50,956
FOP	53	30	1994	16	2,682
PTO	200	5	1994	10	1,676
TOTALS	2,865			2,390	400,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,390	125.4351	208.22	497,646	1994	1999	0	0	0	19.50	80.50

1 SFR CUST 100% - 2019 Heated Area: 2060 HX Base Yr 2019



1625 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		400,605
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		800,605
SOH/AGL Deduction		332,354
ASSESSED VALUE		468,251
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		411,840
TOTAL JUST VALUE		800,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401123	NEW CONSTR	160,220	06/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1408	12/29/2017	WD	Q	I	01	425,000
GRANTOR: GRAYDON STUART F & JU						
GRANTEE: HARDEN JEROME F & N						
1735/0750	4/18/2011	WD	U	I	11	349,900
GRANTOR: BANK OF AMEICA N A						
GRANTEE: GRAYDON STUART F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 N6 W10 N10 PTO=[YR=1994] N10 W20 S10 E20 $ W20 U2 L2 W5 D2 L2 W15 S38 FGR=[YR=1994] S24 E23 N24 W23 $ E30 FOP=[YR=1994] S4 E7 N9 W5 S5 W2 $ E2 N5 E5 S8 E13 N4 E8 N21 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS