

LOT 99
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MATTHEWS DORIS D & RODERICK M L/E/
1607 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

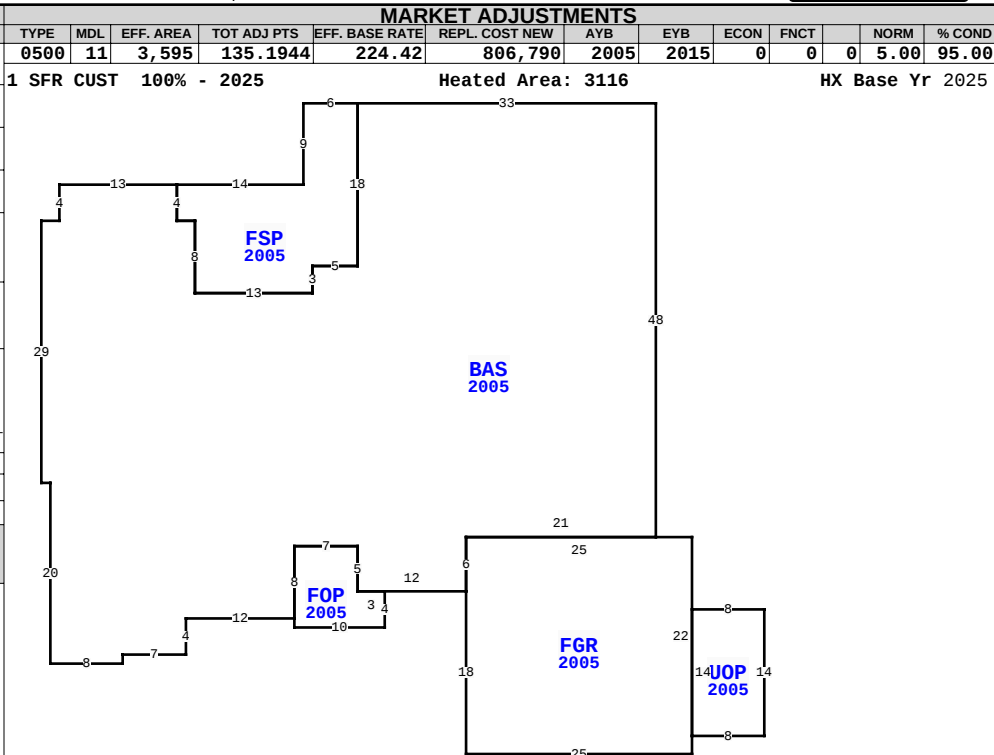
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,116	100	2005	3,116	664,328
FGR	600	55	2005	330	70,356
FOP	75	30	2005	22	4,690
FSP	263	40	2005	105	22,386
UOP	112	20	2005	22	4,690

TOTALS	4,166			3,595	766,450
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	1126	CB/STC 8"	0	100	0	0	825.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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1607 REGATTA DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/31/2026 MLU

TOTAL OB/XF 5,784

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
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

Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		766,450
TOTAL MARKET OB/XF VALUE		5,784
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,172,234
SOH/AGL Deduction		333,593
ASSESSED VALUE		838,641
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		787,230
TOTAL JUST VALUE		1,172,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,004,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412975	NEW CONSTR	275,000	06/01/2004
R046269	REPAIR/RRF	25,000	06/01/2004
B0412835	FOUNDATION	3,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1878	11/19/2025	LE	U	I	11	100
GRANTOR: MATTHEWS DORIS D & R						
GRANTEE: MATTHEWS MICHAEL RY						
2706/1139	4/12/2024	WD	Q	I	01	1,330,000
GRANTOR: DIPALO PAUL						
GRANTEE: MATTHEWS DORIS D &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W33 FSP=[YR=2005] W6 S9 W14 S4 E2 S8 E13 N3 E5 N18\$ S18 W5 S3 W13 N8 W2 N4 W13 S4 W2 S29 E1 S20 E8 N1 E7 N4 E12 FOP=[YR=2005] S1 E10 N4 W3 N5 W7 S8\$ N8 E7 S5 E12 FGR=[YR=2005] S18 E25 N2 UOP=[YR=2005] E8 N14 W8 S14\$ N22 W25 S6\$ N6 E21 N48\$.									