LOT 100
IN OR 552 PG 843
GOLFSIDE AT SUMMER BEACH #1

AVERY JIMMY B & JUDITH M
1603 REGATTA DRIVE
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0100-0000

BUILDING CHARACTERISTICS

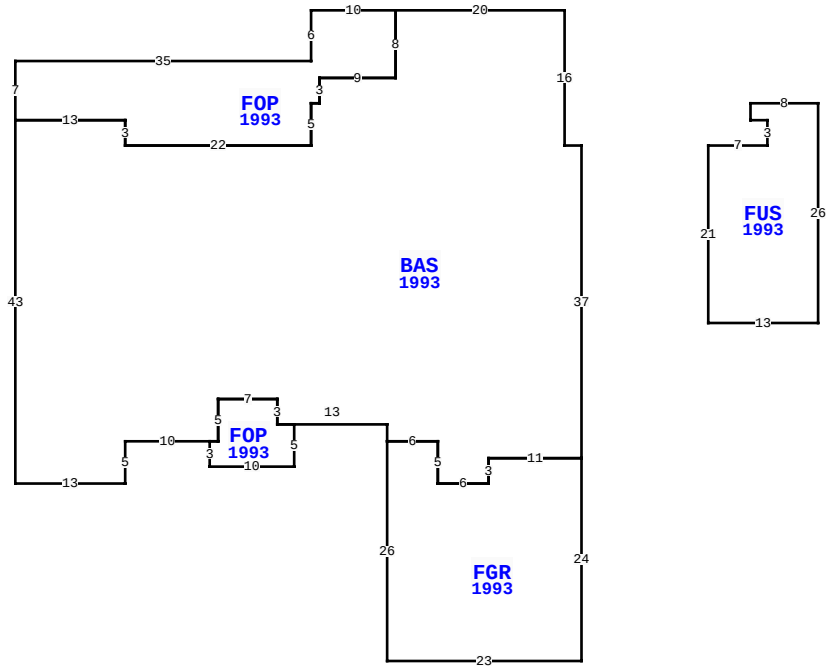
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,837	100	1993	2,837	512,013
FGR	546	55	1993	300	54,143
FOP	69	30	1993	21	3,790
FOP	394	30	1993	118	21,297
FUS	307	100	1993	307	55,406
TOTALS	4,153			3,583	646,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,583	130.2048	216.14	774,430	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 100% - 1993 Heated Area: 3144 HX Base Yr 1993



1603 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 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		646,649
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,049,029
SOH/AGL Deduction		645,568
ASSESSED VALUE		403,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,050
TOTAL JUST VALUE		1,049,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		849,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7915	NEW CONSTR	163,100	03/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0552/0843	9/19/1988	WD	Q	V		50,000

GRANTOR: SUMMER BCH AMENITIES

GRANTEE: AVERY JIMMY B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N16 W20 FOP=[YR=1993] W10 S6 W35 S7 E13 S3 E22 N5 E1 N3 E9 N8 $ S8 W9 S3 W1 S5 W22 N3 W13 S43 E13 N5 E10 FOP=[YR=1993] S3 E10 N5 W2 N3 W7 S5 W1 $ E1N5 E7 S3 E13S2 FGR=[YR=1993] S26 E23 N24 W11 S3 W6 N5 W6 $ E6 S5 E6 N3 E11 N37 $ PTR= E15 FUS=[YR=1993] E7 N3 W2 N2 E8 S26 W13 N21 $ W15 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	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