

LOTS 119 & 125
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

EBERLE TIMOTHY P & MARY R L/E/
1663 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0119-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 100	0500	01	3,133	110.6070	183.61	575,250	2013	2013	0	0	0	6.00	94.00	VALUATION SUMMARY																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2014													Heated Area: 2686																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014																									
Interior Wall	05	DRYWALL 100														VALUATION BY													STANDARD												
Interior Floo	12	HARDWOOD 70														Tax Group: 8													Tax Dist:												
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE													540,735												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													1,080												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													800,000												
Bedrooms	3	100														TOTAL MARKET VALUE													1,341,815												
Bathrooms	3	100														SOH/AGL Deduction													636,329												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													705,486												
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 51,411												
Units	0	100														BASE TAXABLE VALUE													654,075												
Occupancy	00	NONE 100	TOTAL JUST VALUE													1,341,815																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													1,236,456																									
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	2,686	100	2013	2,686	463,585																																				
FGR	552	55	2013	304	52,468																																				
FOP	105	30	2013	32	5,523																																				
FSP	278	40	2013	111	19,158																																				
TOTALS			3,621		3,133	540,735																																			
EXTRA FEATURES						1663 REGATTA DR, FERNANDINA BEACH													BLD DATE XF DATE INC DATE																						
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	LGL DATE LAND DATE AG DATE																								
3	0911	SCRN RM A	0	100	12	10			120.00	SF	18.00				1,080		03/31/2026 MLU																								
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=2013] W3 U2 L2 W5 D2 L2 W2 FSP=[YR=2013] N4 W20 S4 E1 S11 E18 N11 E1\$ W1 S11 W18 N11 W15 N6 W22 S9 E5 S23 E2 S10 FGR=[YR=2013] W7 S23 E24 N23 W17\$ E17 S12 E5 N2 E9 FOP=[YR=2013] S6 E11 N8 W2 N3 W7 S5 W2\$ E2 N5 E7 S3 E4 D2 R2 E5 U2 R2 E10 N44\$.																																									
LAND DESCRIPTION																	TOTAL OB/XF 1,080																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																								
2	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: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS																																									