LOT 120
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

NORTH STAR REVOCABLE LIVING TRUST/HERZIG NEIL S TR
1659 REGATTA DR
FERNANDINA BEACH, FL 32034

2026

00-SB-30-065A-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

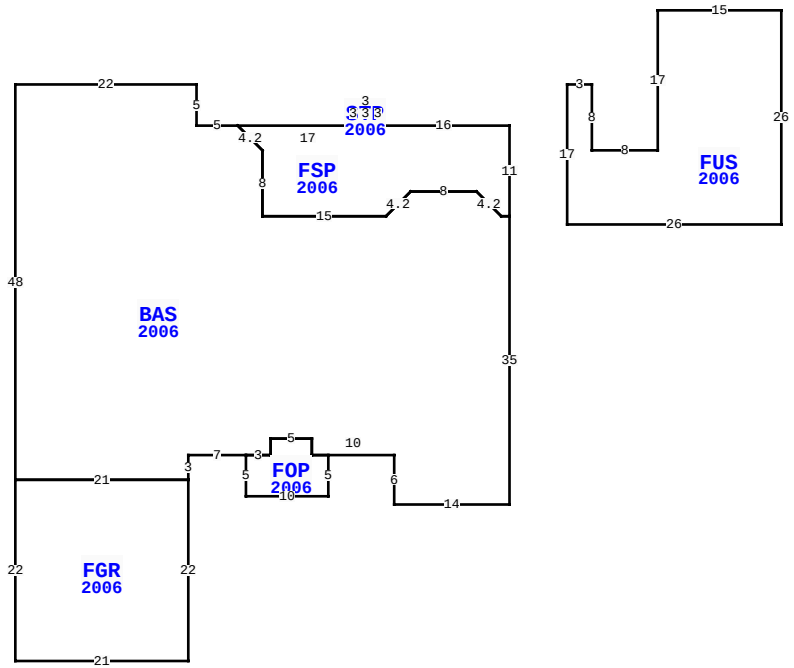
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2006	2,346	387,790
FGR	462	55	2006	254	41,986
FOP	60	30	2006	18	2,976
FSP	302	40	2006	121	20,001
FUS	513	100	2006	513	84,798
STP	9	10	2006	1	166
TOTALS	3,692			3,253	537,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,253	110.0274	182.65	594,160	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 100% - 2025 Heated Area: 2859 HX Base Yr 2025



1659 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		537,715
TOTAL MARKET OB/XF VALUE		10,816
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		948,531
SOH/AGL Deduction		45,336
ASSESSED VALUE		903,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		851,784
TOTAL JUST VALUE		948,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012185	R/R RES	160,000	11/03/2025
20010680	ADDITION	0	01/01/2021
B1801078	BATHREM	4,500	01/31/2018
M11368	MECH OTHER	0	04/01/2006
P10855	OTHER	0	03/01/2006
E16709	ELEC OTHER	2,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2859/0824	4/07/2026	WD	U	I	11	100
GRANTOR: HERZIG NEIL S & SARAH						
GRANTEE: NORTH STAR REVOCABL						
2696/281	2/22/2024	WD	Q	I	01	950,000
GRANTOR: ROSS RAYMOND H & THER						
GRANTEE: HERZIG NEIL & SARAH						

BUILDING NOTES

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	2006	2006	3	88	1,760	
3	0911	SCRN RM A	0	100	39	15	585.00	SF	18.00	18.00	100	2021	2021	3	86	9,056	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S48 E21 N3 E7 E3 N2 E5 S2 E10 S6 E14 N35 W1 U3L3 W8 D3L3 W15 N8 U3L3 W5 N5 $
FUS=[YR=2006;ORIG=45,0] E3 S8 E8 N17 E15 S26 W26 N17 $
FGR=[YR=2006;ORIG=-22,48] S22 E21 N22 W21 $
FSP=[YR=2006;ORIG=38,16] N11 W16 W17 D3R3 S8 E15 U3R3 E8 D3R3 E1 $
FOP=[YR=2006;ORIG=6,45] S5 E10 N5 W2 N2 W5 S2 W3 $
STP=[YR=2006;ORIG=22,5] N3 W3 S3 E3 $
PTR=[YR=2006;ORIG=0,0] E45 W45 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,816

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