LOT 13
IN OR 2251/1626
THE BREAKERS @ OCEAN REACH #1

SCHOLES MARK J & SAMANTHA J
2876 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0013-0000

BUILDING CHARACTERISTICS

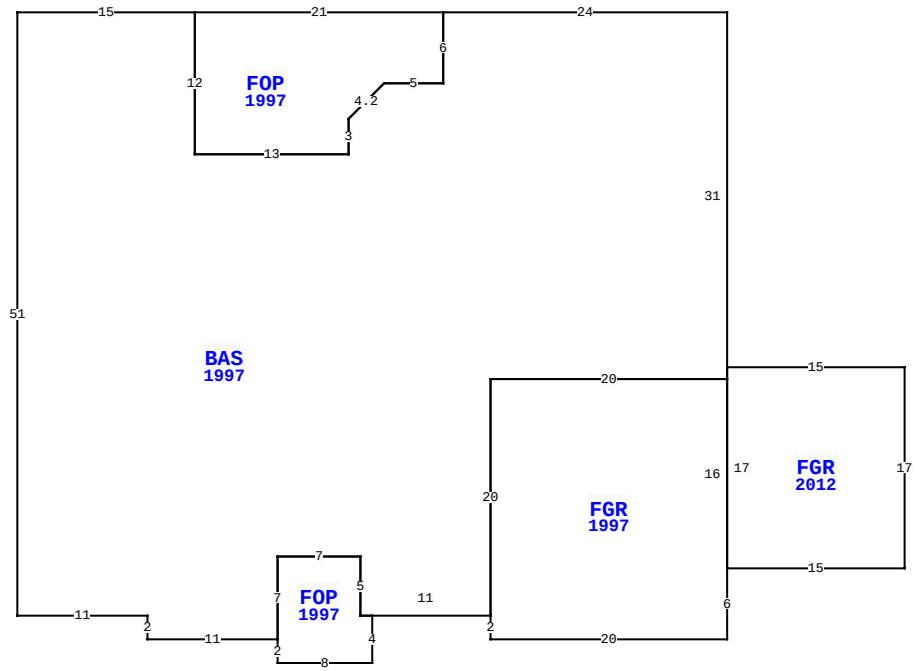
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,439	100	2,439	312,862
FGR	440	55	242	31,042
FGR	255	55	140	17,959
FOP	67	30	20	2,566
FOP	209	30	63	8,082
TOTALS	3,410		2,904	372,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,904	123.4502	146.60	425,726	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2020 Heated Area: 2439 HX Base Yr 2020



2876 BREAKERS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		372,510
TOTAL MARKET OB/XF VALUE		49,082
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		601,592
SOH/AGL Deduction		258,209
ASSESSED VALUE		343,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,383
TOTAL JUST VALUE		601,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225938	GARAGE/SHED 252SF	9,939	04/01/2012
B1225787	SCRN ENC	25,636	03/01/2012
B25637	SWIM POOL	35,000	02/01/2012
B18670	REMODEL	5,500	10/31/2006
B9603473	NEW CONSTR	125,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2251/1626	1/30/2019	WD	Q	I	01	490,000
GRANTOR: AGUILAR HAILE & TERES						
GRANTEE: SCHOLES MARK JON &						
2236/1940	11/09/2018	QC	U	I	11	100
GRANTOR: AGUILAR HAILE & TERES						
GRANTEE: AGUILAR HAILE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 FOP=[YR=1997] W21 S12 E13 N3 U3 R3 E5 N6 $ S6 W5 D3 L3 S3 W13 N12 W15 S51 E11 S2 E11 FOP=[YR=1997] S2 E8 N4 W1 N5 W7 S7 $ N7 E7 S5 E11 FGR=[YR=1997] S2 E20 N6 FGR=[YR=2012] E15 N17 W15 S17$ N16 W20 S20 $ N20 E20 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	1997	1997	3	75	2,574	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1997	1997	3	75	293	
4	0911	SCRN RM A	0	100	0	0	1,074.00	SF	17.50	17.50	100	2012	2012	3	60	11,277	
5	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2012	2012	3	71	24,502	
6	0855	CONC PAVER	0	100	0	0	668.00	SF	10.00	10.00	100	2012	2012	3	94	6,279	
7	0971	ST LGHT OV	0	100	0	0	1.00	UT	1,555.00	1,555.00	100	2012	2012	3	85	1,322	

LAND DESCRIPTION

TOTAL OB/XF 49,082

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/07/2020 BY RK Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS