

LOT 14
IN OR 943/381
THE BREAKERS @ OCEAN REACH #1

HAMER STUART R
2898 BREAKERS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0014-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	218,622
FGR	484	55	266	32,634
FOP	16	30	5	613
FOP	240	30	72	8,833
FUS	908	100	908	111,397

TOTALS	3,430		3,033	372,100
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EXTRA FEATURES		
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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
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	0812	CONCRETE C	0	100	0	0		1,428.00	SF 4.00	4.00	100	1997	1997	3	75	4,284
3	0810	CONCRETE A	0	100	47	3		141.00	SF 6.50	6.50	100	1997	1997	3	75	687

LAND DESCRIPTION		
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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	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	08/02/2022	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,033	118.0728	140.21	425,257	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM - 100% - 2001

2898 BREAKERS DR, FERNANDINA BEACH

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

TOTAL OB/XF													7,806
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TOTAL OB/XF													7,806
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Market:	0
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Agricultural:	0
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Common:	180,000
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NASSAU COUNTY PROPERTY													PAGE 1 of 1				8
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VALUATION SUMMARY													STANDARD			
VALUATION BY													Tax Group: 8			
BUILDING MARKET VALUE													Tax Dist:			
TOTAL MARKET OB/XF VALUE													372,100			
TOTAL LAND VALUE - MARKET													7,806			
TOTAL MARKET VALUE													180,000			
SOH/AGL Deduction													559,906			
ASSESSED VALUE													252,049			
TOTAL EXEMPTION VALUE													307,857			
BASE TAXABLE VALUE													HX HB			
TOTAL JUST VALUE													50,000			
NCON VALUE													257,857			
INCOME VALUE													559,906			
PREVIOUS YEAR MKT VALUE													0			
													540,007			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703687	NEW CONSTR	133,350	01/01/1997

SALES DATA												
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0943/0381	8/02/2000	WD	Q	I		247,500

GRANTOR: DEVLIN STEPHEN J & JA

GRANTEE: HAMER STUART R

0797/1832	6/26/1997	WD	Q	I		207,300
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GRANTOR: PANITZ HOMES

GRANTEE: DEVLIN STEPHEN J &

BUILDING NOTES												
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BUILDING DIMENSIONS												
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FOP=[YR=1997] W24 BAS=[YR=1997] W16 S2 W13 S44 E15
FOP=[YR=1997] S2 E8 N2 W8\$ E23 N4 FGR=[YR=1997] E22 N22 W22
S22 \$ N22 E15 N10 W24 N10\$ S10 E24 N10\$ PTR=E15 FUS=[YR=1997]
E38 S26 W14 N8 W10 S8 W14 N26\$ W15\$.