

LOT 16
IN OR 2249/93
THE BREAKERS @ OCEAN REACH #1

KIEFFER ROLAND S & KAREN L REVOCABLE TRUST/KIEFFER
2922 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
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	2,380	100	2,380	341,687
FGR	437	55	240	34,456
FOP	88	30	26	3,733
FOP	276	30	83	11,916
TOTALS	3,181		2,729	391,792

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,729	128.6160	152.73	416,800	1997	2010	0	0	6.00	94.00
1 SNGL FAM - 100% - 2020 Heated Area: 2380 HX Base Yr 2020											
2922 BREAKERS DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8					Tax Dist:						
BUILDING MARKET VALUE										391,792	
TOTAL MARKET OB/XF VALUE										29,597	
TOTAL LAND VALUE - MARKET										180,000	
TOTAL MARKET VALUE										601,389	
SOH/AGL Deduction										199,242	
ASSESSED VALUE										402,147	
TOTAL EXEMPTION VALUE					HX HB					50,000	
BASE TAXABLE VALUE										352,147	
TOTAL JUST VALUE										601,389	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										576,556	

EXTRA FEATURES							2922 BREAKERS DR, FERNANDINA BEACH					INC DATE		AG 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
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	0855	CONC PAVER	0	100	0	0	628.00	SF	10.00	10.00	100	2020	2020	3	99	6,217	
3	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2020	2020	3	99	594	
4	0861	POOL GUNIT	0	100	0	0	430.00	SF	85.00	85.00	100	2001	2001	3	29	10,600	
5	0845	KOOL DECK	0	100	0	0	1,156.00	SF	7.25	7.25	100	2001	2001	3	82	6,872	
7	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2001	2001	3	82	80	
8	0820	WOOD WALK	0	100	0	0	48.00	SF	11.75	11.75	100	2001	2001	3	40	226	
9	0855	CONC PAVER	0	100	0	0	329.00	SF	7.00	7.00	100	2003	2003	3	84	1,935	
10	1076	TRELLIS A	0	100	11	8	88.00	SF	7.50	7.50	100	2003	2003	3	36	238	

LAND DESCRIPTION										TOTAL OB/XF														29,597									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																