LOT 17 IN OR 989/1903
THE BREAKERS @ OCEAN REACH #1
PB 6/44

SLENTZ HARVEY A/LINSINBIGLER PATRICIA
2923 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

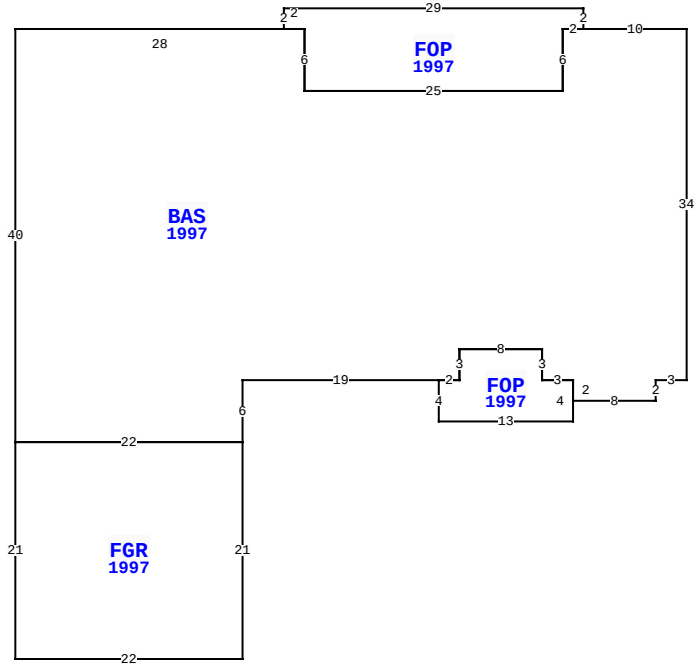
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,184	100	2,184	274,592
FGR	462	55	254	31,935
FOP	76	30	23	2,892
FOP	208	30	62	7,795
TOTALS	2,930		2,523	317,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,523	120.9984	143.69	362,530	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2003 Heated Area: 2184 HX Base Yr 2003



2923 BREAKERS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		317,214
TOTAL MARKET OB/XF VALUE		27,181
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		542,395
SOH/AGL Deduction		234,264
ASSESSED VALUE		308,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,131
TOTAL JUST VALUE		542,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632820	SOLAR	25,000	08/01/2016
B15857	ADDITION	7,400	08/01/2005
B9906090	SWIM POOL	10,000	05/01/1999
B9703958	NEW CONSTR	108,150	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0989/1903	6/04/2001	WD	Q	I		271,000
GRANTOR: JEZIERSKI HENRY R & M						
GRANTEE: SLENTZ HARVEY A & P						
0805/1582	9/09/1997	WD	Q	I		182,200
GRANTOR: PANITZ HOMES						
GRANTEE: JEZIERSKI HENRY R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 FOP=[YR=1997] N2 W29 S2 E2 S6 E25 N6 E2$ W2 S6 W25 N6 W28 S40 FGR=[YR=1997] S21 E22 N21 W22$ E22 N6 E19 FOP=[YR=1997] S4 E13 N4 W3 N3 W8 S3 W2$ E2 N3 E8 S3 E3 S2 E8 N2 E3 N34$.

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	0812	CONCRETE C	0	100	0	0	1,081.00	SF	4.00	4.00	100	1997	1997	3	75	3,243	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1997	1997	3	75	146	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1997	1997	3	75	44	
5	0861	POOL GUNIT	0	100	0	0	371.00	SF	85.00	85.00	100	1999	1999	3	25	7,884	
6	0845	KOOL DECK	0	100	0	0	664.00	SF	7.25	7.25	100	1999	1999	3	79	3,803	
7	0810	CONCRETE A	0	100	0	0	301.00	SF	6.50	6.50	100	2000	2000	3	80	1,565	
8	0810	CONCRETE A	0	100	0	0	699.00	SF	6.50	6.50	100	2000	2000	3	80	3,635	
9	0910	SCRN RM L	0	100	0	0	994.00	SF	15.00	15.00	100	2005	2005	3	27	4,026	

LAND DESCRIPTION

TOTAL OB/XF 27,181

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	000133	C	SFR LAKE	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS