



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	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

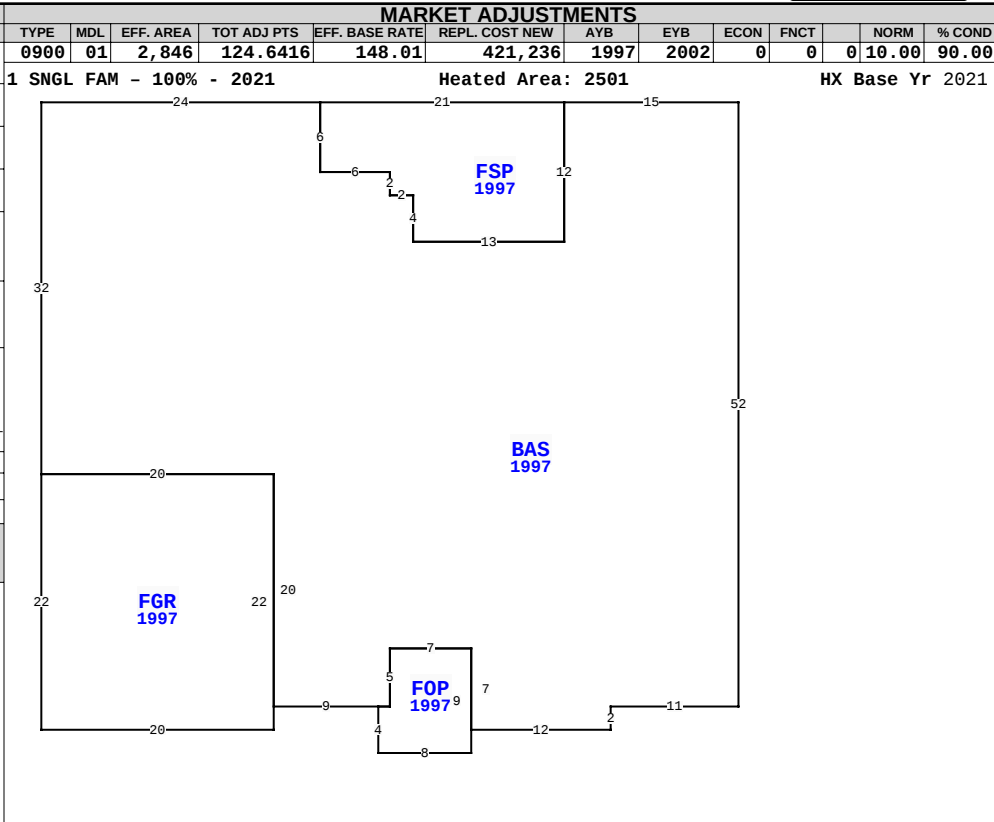
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	333,156
FGR	440	55	242	32,236
FOP	67	30	20	2,664
FSP	208	40	83	11,057

TOTALS	3,216	2,846	379,112
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	
4	0866	POOL FIBER	0	100	0	0	270.00	SF	72.00	72.00	
5	0911	SCRN RM A	0	100	0	0	1,034.00	SF	17.50	17.50	
6	0855	CONC PAVER	0	100	0	0	764.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		RS-2	0.00	0.00	1.00	LT	



2915 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		379,112	
TOTAL MARKET OB/XF VALUE		42,921	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		620,033	
SOH/AGL Deduction		141,445	
ASSESSED VALUE		478,588	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		428,588	
TOTAL JUST VALUE		620,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		591,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631857	SCRNROOM	23,012	02/01/2016
B1631678	FIBERGL	47,000	01/01/2016
B9603391	NEW CONSTR	122,250	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2418/0448	12/16/2020	WD Q	Q	I	01
GRANTOR: WARREN GREGORY S & LA					
GRANTEE: DI IORIO JOSEPH D					
1138/1822	5/21/2003	WD Q	Q	I	
GRANTOR: PRUDENTIAL RESIDENTIA					
GRANTEE: WARREN GREGORY & LA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W15 FSP=[YR=1997] W21 S6 E6 S2 E2 S4 E13 N12\$ S12 W13 N4 W2 N2 W6 N6 W24 S32 FGR=[YR=1997] S22 E20 N22 W20\$ E20 S20 E9 FOP=[YR=1997] S4 E8 N9 W7 S5 W1\$ E1 N5 E7 S7 E12 N2 E11 N52\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		RS-2	0.00	0.00	1.00	LT	