

SMITH CHROMER & SUELLEN
2907 BREAKERS DR
FERNANDINA BEACH, FL 32034

00-00-30-085B-0019-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		16	WD FR STUC 100		0900	01		2,308	124.6462		148.02		341,630	1997	1997	0	0	12.50	87.50	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020														Heated Area: 1969 HX Base Yr 2020																
Roof Cover		03	COMP SHNGL 100		Detailed floor plan diagram showing a single-family residence. The main house (BAS 1997) has a footprint of approximately 1,969 sq ft. Attached features include a front porch (FOP 1997), a garage (FGR 1997), and a swimming pool area. Dimensions are provided for various sections.																														
Interior Wall		05	DRYWALL 100																																
Interior Floor		14	CARPET 80																																
Interior Floor		11	CLAY TILE 20																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			3 100																																
Bathrooms			2 100																																
Frame		02	WOOD FRAME 100																																
Stories		1.	1. 100																																
Units		0	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		1,969		100		1,969		255,020																											
FGR		498		55		274		35,487																											
FOP		42		30		13		1,684																											
FOP		172		30		52		6,735																											
TOTALS		2,681				2,308		298,926																											
EXTRA FEATURES										2907 BREAKERS DR, FERNANDINA BEACH										BLD DATE				LGL DATE											
																				XF DATE				LAND DATE											
																				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	866.00		SF	7.00		7.00		100	2013	2013	3	95	5,759																
3	0855	CONC PAVER		0 100	31	3	93.00		SF	7.00		7.00		100	2013	2013	3	95	618																
4	0810	CONCRETE A		0 100	13	4	52.00		SF	6.50		6.50		100	1997	1997	3	75	254																
5	0911	SCRN RM A		0 100	0	0	960.00		SF	17.50		17.50		100	2021	2021	3	97	16,296																
6	0861	POOL GUNIT		0 100	0	0	242.00		SF	85.00		85.00		100	2021	2021	3	98	20,159																
7	0855	CONC PAVER		0 100	0	0	718.00		SF	10.00		10.00		100	2021	2021	3	100	7,180																
LAND DESCRIPTION										TOTAL OB/XF										53,101															
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	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														