LOT 20
IN OR 994/1882
THE BREAKERS @ OCEAN REACH #1

CAVALLO VINCENT G JR
2895 BREAKERS DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-085B-0020-0000**

## BUILDING CHARACTERISTICS

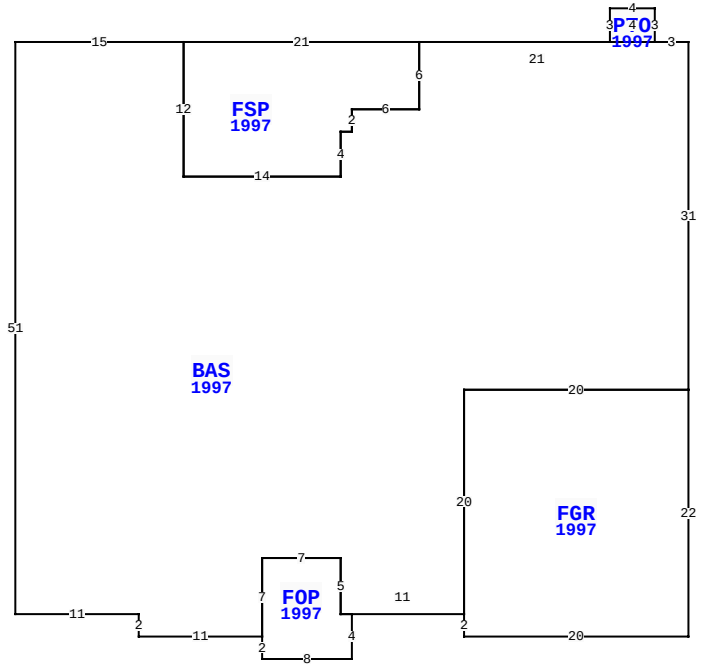
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 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 | 2,435 | 100 | 2,435 | 311,732 |
| FGR | 440 | 55 | 242 | 30,981 |
| FOP | 67 | 30 | 20 | 2,560 |
| FSP | 212 | 40 | 85 | 10,882 |
| PTO | 12 | 5 | 1 | 128 |
| TOTALS | 3,166 | | 2,783 | 356,283 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,783 | 123.2064 | 146.31 | 407,181 | 1997 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 1998 Heated Area: 2435 HX Base Yr 1998




2895 BREAKERS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 356,283 |
| TOTAL MARKET OB/XF VALUE | | 5,898 |
| TOTAL LAND VALUE - MARKET | | 198,000 |
| TOTAL MARKET VALUE | | 560,181 |
| SOH/AGL Deduction | | 301,110 |
| ASSESSED VALUE | | 259,071 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 209,071 |
| TOTAL JUST VALUE | | 560,181 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 541,363 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1225316 | REMODEL | 0 | 08/01/2012 |
| P1216061 | NEW CONSTR | 0 | 08/01/2012 |
| B9703636 | NEW CONSTR | 122,250 | 01/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0994/1882 | 6/29/2001 | QC | U | I | 07 | 100 |
| GRANTOR: CAVALLO HOLLIS STRICK | | | | | | |
| GRANTEE: CAVALLO VINCENT JR | | | | | | |
| 0966/1647 | 1/16/2001 | QC | U | I | 01 | 100 |
| GRANTOR: CAVALLO HOLLIS ANN N/ | | | | | | |
| GRANTEE: CAVALLO VINCENT G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W3 PTO=[YR=1997] N3 W4 S3 E4 $ W21
FSP=[YR=1997] W21 S12 E14 N4 E1 N2 E6 N6$ S6 W6 S2 W1 S4 W14
N12 W15 S51 E11 S2 E11 FOP=[YR=1997] S2 E8 N4 W1 N5 W7 S7$ N7
E7 S5 E11 FGR=[YR=1997] S2 E20 N22 W20 S20$ N20 E20 N31$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 598.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 2,332 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 50 | 3 | 150.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 731 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,898

| 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