

LOT 21
IN OR 1863/1040
THE BREAKERS @ OCEAN REACH #1

HARDING PETER R & INGRID L
2891 BREAKERS CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0021-0000



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	2,332	100	2,332	309,825
FGR	465	55	256	34,012
FOP	152	30	46	6,112
FOP	154	30	46	6,112
TOTALS	3,103		2,680	356,060

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,680	124.3104	147.62	395,622	1997	2002	0	0	0 10.00	90.00

1 SNGL FAM - 0% - 0