

LOT 22
IN OR 1655/1092
THE BREAKERS @ OCEAN REACH #1

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

2023

00-00-30-085B-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,421	100	2,421	309,537
FGR	536	55	295	37,717
FOP	30	30	9	1,151
FOP	240	30	72	9,206
FUS	329	100	329	42,064

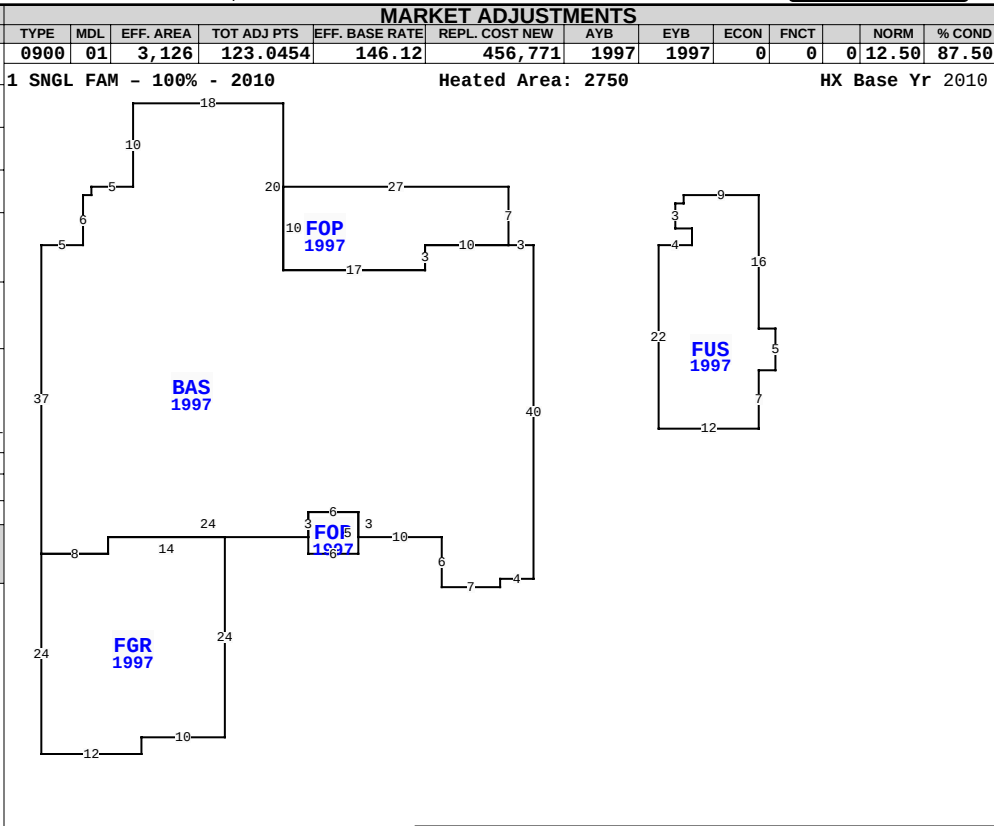
TOTALS	3,556		3,126	399,675
--------	-------	--	-------	---------

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	1997	1997	3	75	2,874	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1997	1997	3	75	73	
4	0845	KOOL DECK	0	100	18	16	288.00	SF	7.25	7.25	100	1997	1997	3	75	1,566	
5	0861	POOL GUNIT	0	100	0	0	204.00	SF	85.00	85.00	100	1997	1997	3	21	3,641	
6	0845	KOOL DECK	0	100	0	0	498.00	SF	7.25	7.25	100	1997	1997	3	75	2,708	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
8	0910	SCRN RM L	0	100	29	27	783.00	SF	15.00	15.00	100	1997	1997	3	20	2,349	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



2891 BREAKERS CT, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,126	123.0454	146.12	456,771	1997	1997	0	0	0 12.50	87.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		399,675
TOTAL MARKET OB/XF VALUE		16,246
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		613,921
SOH/AGL Deduction		279,688
ASSESSED VALUE		334,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,233
TOTAL JUST VALUE		613,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226372	DOOR	11,000	08/01/2012
P14621	OTHER	0	02/01/2011
B24329	ADDITION	13,285	01/01/2011
B9704336	SWIM POOL	12,000	10/01/1997
B9703903	NEW CONSTR	138,950	05/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1655/1092	12/23/2009	WD	Q	I	01
GRANTOR: MCGRATH THOMAS V & OL					SALE PRICE
GRANTEE: HARDING PETER R & I					440,000
GRANTOR: BEAZER HOMES CORP					
GRANTEE: MCGRATH THOMAS V &					

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=1997] W3 FOP=[YR=1997] N7 W27 S10 E17 N3 E10\$ W10 S3 W17 N20 W18 S10 W5 S1 W1 S6 W5 S37 FGR=[YR=1997] S24 E12 N2 E10 N24 W14 S2 W8\$ E8 N2 E24 FOP=[YR=1997] S2 E6 N5 W6 S3\$ N3 E6 S3 E10 S6 E7 N1 E4 N40\$ PTR=E15 FUS=[YR=1997] E4 N2 W2 N3 E1 N1 E9 S16 E2 S5 W2 S7 W12 N22\$ W15\$.