

LOT 23
THE BREAKERS @ OCEAN REACH #1
PB 6/44

IN OR 2037/542

MCCALL EARLY Y & ELIZABETH L/E/
2883 BREAKERS CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0023-0000



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 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	1,985	100	1,985	266,832
FGR	498	55	274	36,833
FOP	42	30	13	1,748
FSP	172	40	69	9,275
FSP	135	40	54	7,259

TOTALS 2,832 2,395 321,945

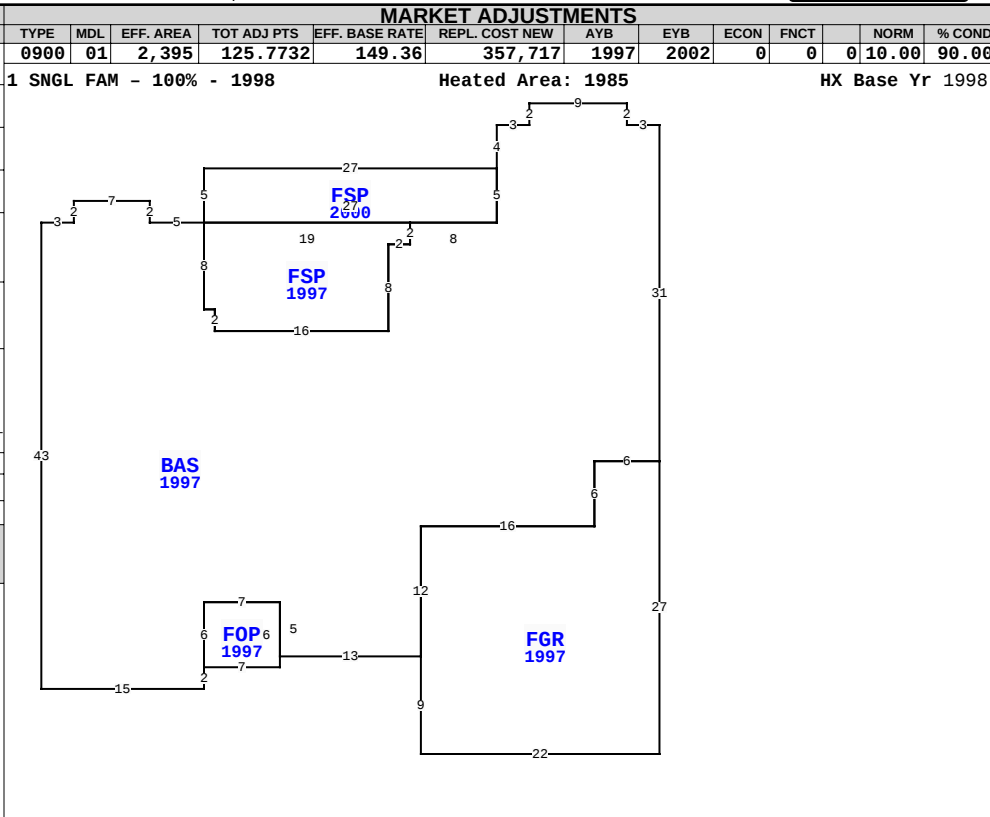
EXTRA FEATURES

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	880.00	SF	5.20	5.20	100	1997	1997	3	75	3,432	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	75	439	
4	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	2000	2000	3	94	188	
8	0855	CONC PAVER	0	100	0	0	224.00	SF	7.00	7.00	100	2003	2003	3	84	1,317	

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							

REVIEW DATE 08/02/2022 BY KBA



2883 BREAKERS CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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

TOTAL OB/XF 8,211

NASSAU COUNTY PROPERTY																	PAGE 1 of 1	8
VALUATION SUMMARY																	STANDARD	
VALUATION BY																	STANDARD	
Tax Group: 8																	Tax Dist:	
BUILDING MARKET VALUE																	321,945	
TOTAL MARKET OB/XF VALUE																	8,211	
TOTAL LAND VALUE - MARKET																	198,000	
TOTAL MARKET VALUE																	528,156	
SOH/AGL Deduction																	290,392	
ASSESSED VALUE																	237,764	
TOTAL EXEMPTION VALUE																	50,000	
BASE TAXABLE VALUE																	187,764	
TOTAL JUST VALUE																	528,156	
NCON VALUE																	0	
INCOME VALUE																	0	
PREVIOUS YEAR MKT VALUE																	510,168	
SALES DATA																		
OFF RECORD Number																	100	
DATE																	3/31/2016	
TYPE INST																	LE U I 11	
GRANTOR: MCCALL EARLY Y & ELIZ																		
GRANTEE: SARGENT CAITLIN & L																		
0807/1567																	169,100	
GRANTOR: PANITZ HOMES																		
GRANTEE: MCCALL EARLY Y & EL																		
BUILDING NOTES																		
BUILDING DIMENSIONS																		
BAS=[YR=1997] W3 N2 W9 S2 W3 S4 FSP=[YR=2000] W27 S5																		
FSP=[YR=1997] S8 E1 S2 E16 N8 E2 N2 W19 \$ E27 N5 \$ S5 W8 S2																		
W2 S8 W16 N2 W1 N8 W5 N2 W7 S2 W3 S43 E15 N2 FOP=[YR=1997]																		
E7 N6 W7 S6 \$ N6 E7 S5 E13 FGR=[YR=1997] S9 E22 N27 W6 S6																		
W16 S12 \$ N12 E16 N6 E6 N31 \$.																		

Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS