

LOT 24
THE BREAKERS @ OCEAN REACH #1
PB 6/44

MACDONALD LIVING TRUST/MACDONALD KEITH A CO TRUSTE
2877 BREAKERS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0024-0000



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	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0900	01	2,638	127.8432	151.81	400,475	1997	2017	0	0	2.50	97.50	VALUATION BY STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 2244									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floor	12	HARDWOOD 90																							
Interior Floor	11	CLAY TILE 10																							
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	2,244	100	2,244	332,145																					
FGR	418	55	230	34,043																					
FOP	30	30	9	1,332																					
FSP	387	40	155	22,943																					
TOTALS			3,079	2,638	390,463																				
EXTRA FEATURES			2877 BREAKERS DR, FERNANDINA BEACH																						
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835									
2	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	1997	1997	3	75	2,894									
3	0825	BRICK	0	0	0	0	343.00	SF	12.50	12.50	100	1997	1997	3	93	3,987									
4	0855	CONC PAVER	0	0	0	0	220.00	SF	7.00	7.00	100	2004	2004	3	86	1,324									
6	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	2021	2021	3	100	1,040									
7	0825	BRICK	0	0	0	0	800.00	SF	12.50	12.50	100	2017	2017	3	99	9,900									
8	0476	VF 6 SBPL	0	0	0	0	360.00	LF	32.00	32.00	100	2017	2017	3	94	10,829									
LAND DESCRIPTION			TOTAL OB/XF 32,809																						
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	0		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 05/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS																									