LOT 25 IN OR 879/790
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

DAVIS DANIEL JR & MARY ELLEN
1968 EBBTIDE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0025-0000

BUILDING CHARACTERISTICS

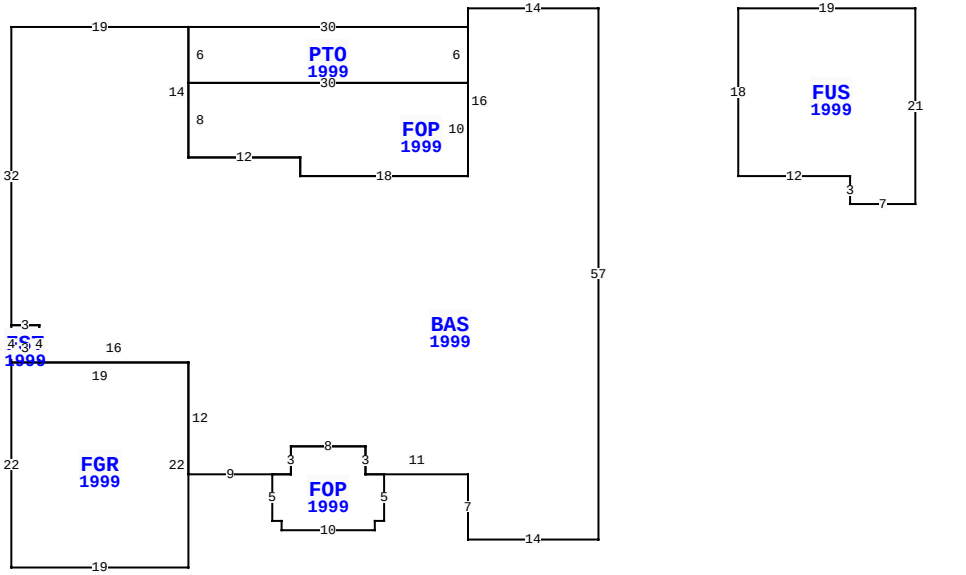
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,430	100	2,430	315,597
FGR	418	55	230	29,872
FOP	94	30	28	3,636
FOP	276	30	83	10,780
FST	12	55	7	909
FUS	363	100	363	47,144
PTO	180	5	9	1,168
TOTALS	3,773		3,150	409,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,150	120.1888	142.72	449,568	1999	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2000 Heated Area: 2793 HX Base Yr 2000



1968 EBBTIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	409,107
TOTAL MARKET OB/XF VALUE	4,199
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	593,306
SOH/AGL Deduction	286,716
ASSESSED VALUE	306,590
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	256,590
TOTAL JUST VALUE	593,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805384	NEW CONSTR	140,500	09/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0790	4/19/1999	WD	Q	I		224,100
GRANTOR: PANITZ HOMES						
GRANTEE: DAVIS DANIEL JR & M						
0847/0090	9/01/1998	WD	U	V	19	34,000
GRANTOR: OCEAN REACH JOINT BEN						
GRANTEE: PANITZ HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 S2 PTO=[YR=1999] W30 S6 FOP=[YR=1999] S8 E12 S2 E18 N10 W30 $ E30 N6 $ S16 W18 N2 W12 N14 W19 S32 FST=[YR=1999] S4 FGR=[YR=1999] S22 E19 N22 W19 $ E3 N4 W3 $ E3 S4 E16 S12 E9 FOP=[YR=1999] S5 E1 S1 E10 N1 E1 N5 W2 N3 W8 S3 W2 $ E2 N3 E8 S3 E11 S7 E14 N57 $ PTR= E15 FUS=[YR=1999] E19 S21 W7 N3 W12 N18 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	611.00	SF	6.50	6.50	100	1999	1999	3	79	3,137	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1999	1999	3	79	354	
3	0479	VF PICKET	0	100	0	0	122.00	LF	10.00	10.00	100	2001	2001	3	58	708	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS