LOT 28 IN OR 960/1491
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

RATHET MICHAEL H
1946 EBBTIDE COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0028-0000

BUILDING CHARACTERISTICS

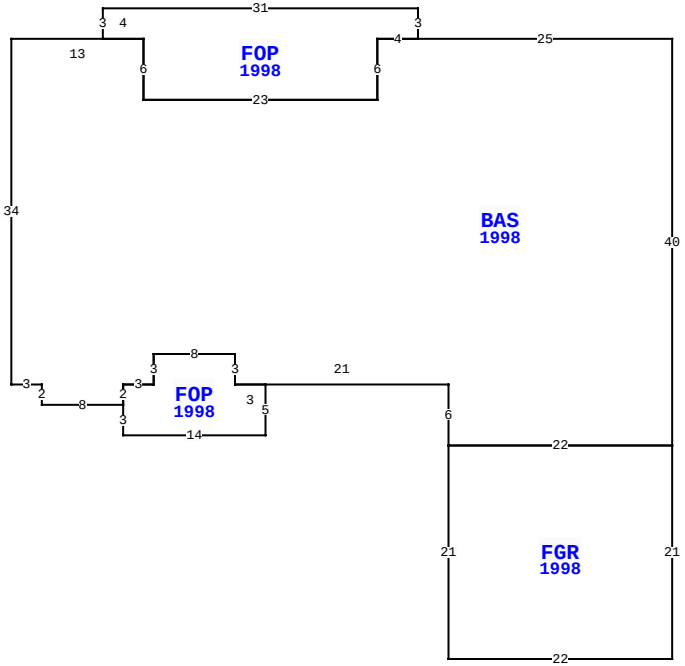
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,196	100	2,196	285,566
FGR	462	55	254	33,030
FOP	94	30	28	3,641
FOP	231	30	69	8,973
TOTALS	2,983		2,547	331,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,547	120.9984	143.69	365,978	1998	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2001 Heated Area: 2196 HX Base Yr 2001



1946 EBBTIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		331,210
TOTAL MARKET OB/XF VALUE		8,020
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		519,230
SOH/AGL Deduction		244,399
ASSESSED VALUE		274,831
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		219,831
TOTAL JUST VALUE		519,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804862	NEW CONSTR	108,150	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/1491	12/05/2000	WD	Q	I		237,500
GRANTOR: KENT CAROLYN C						
GRANTEE: RATHET MICHAEL H &						
0851/1197	10/08/1998	WD	Q	I		177,800
GRANTOR: PANITZ HOMES						
GRANTEE: KENT CAROLYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W25 FOP=[YR=1998] N3 W31 S3 E4 S6 E23 N6 E4 $ W4 S6 W23 N6 W13 S34 E3 S2 E8 FOP=[YR=1998] S3 E14 N5 W3 N3 W8 S3 W3 S2 $ N2 E3 N3 E8 S3 E21 S6 FGR=[YR=1998] S21 E22 N21 W22 $ E22 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	983.00	SF	6.50	6.50	100	1998	1998	3	77	4,920	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1998	1998	3	77	195	

LAND DESCRIPTION

TOTAL OB/XF 8,020

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