LOT 30
IN OR 1952/168
THE BREAKERS @ OCEAN REACH #2

CASEY LINDA S
1931 EBBTIDE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0030-0000

BUILDING CHARACTERISTICS

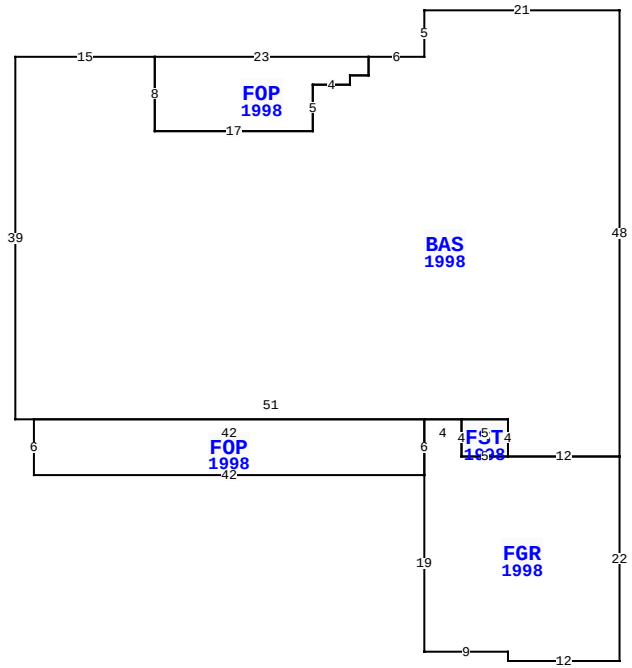
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,536	100	2,536	322,895
FGR	469	55	258	32,850
FOP	152	30	46	5,857
FOP	252	30	76	9,676
FST	20	55	11	1,401
TOTALS	3,429		2,927	372,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,927	118.4776	140.69	411,800	1998	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2009 Heated Area: 2536 HX Base Yr 2009



1931 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		372,679
TOTAL MARKET OB/XF VALUE		24,977
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		577,656
SOH/AGL Deduction		260,720
ASSESSED VALUE		316,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,936
TOTAL JUST VALUE		577,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22363	HURRICANE SHUTTER	2,004	03/01/2009
B9906236	SWIM POOL	15,300	06/01/1999
B9804966	NEW CONSTR	128,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1952/0168	12/08/2014	QC	U	I	11	100
GRANTOR: CASEY LINDA S & MICHA						
GRANTEE: CASEY LINDA S						
1535/0343	11/09/2007	WD	Q	I		491,000
GRANTOR: BUTLER DANIEL E & KER						
GRANTEE: CASEY LINDA S & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 S5 W6 FOP=[YR=1998] W23 S8 E17 N5 E4 N1 E2 N2 $ S2 W2 S1 W4 S5 W17 N8 W15 S39 E2 FOP=[YR=1998] S6 E42 FGR=[YR=1998] S19 E9 S1 E12 N22 W12 FST=[YR=1998] N4 W5 S4 E5 $ W5 N4 W4 S6 $ N6 W42 $ E51 S4 E12 N48 $.

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	922.00	SF	6.50	6.50	100	1998	1998	3	77	4,615	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1998	1998	3	77	75	
4	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00	85.00	100	1999	1999	3	25	9,371	
5	0845	KOOL DECK	0	100	0	0	629.00	SF	7.25	7.25	100	1999	1999	3	79	3,603	
6	0911	SCRN RM A	0	100	0	0	933.00	SF	17.50	17.50	100	2005	2005	3	27	4,408	

LAND DESCRIPTION

TOTAL OB/XF 24,977

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