

LOT 36
IN OR 1659/672
THE BREAKERS @ OCEAN REACH #2

WEINER LEE K & SUSAN K
2930 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0036-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	13 LVT/LAMMT 60
Interior Floo	11 CLAY TILE 40
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
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NEIGHBORHOOD/LOC	2031.00
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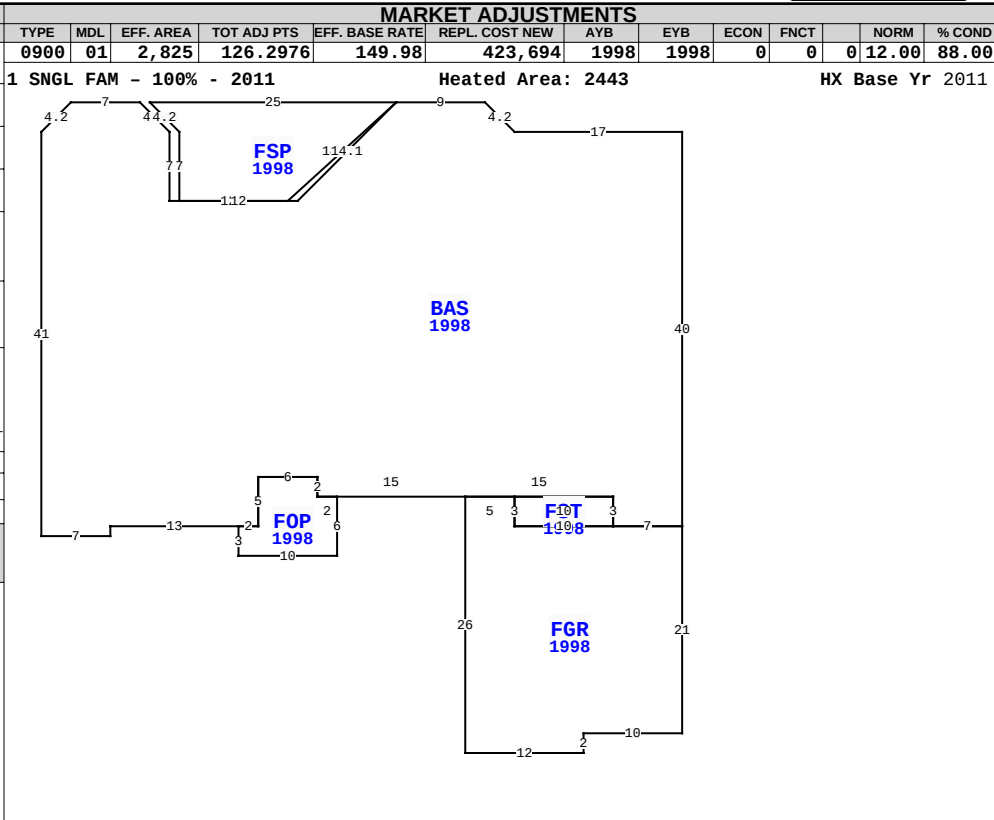
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2,443	322,433
FGR	501	55	276	36,427
FOP	66	30	20	2,640
FSP	175	40	70	9,239
FST	30	55	16	2,112

TOTALS	3,215		2,825	372,851
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	996.00	SF	6.50
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00

REVIEW DATE	06/08/2020	BY	DJA
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2930 BREAKERS DR, FERNANDINA BEACH

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	996.00	SF	6.50
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	996.00	SF	6.50
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00

REVIEW DATE	06/08/2020	BY	DJA
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Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	372,851
TOTAL MARKET OB/XF VALUE	10,904
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	563,755
SOH/AGL Deduction	259,515
ASSESSED VALUE	304,240
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	254,240
TOTAL JUST VALUE	563,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704298	NEW CONSTR	118,250	09/01/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1659/0672	12/29/2009	WD	Q	I	01	371,000

SALES DATA						
GRANTOR: KOENIG DONALD P & KAR						
GRANTEE: WEINER LEE K & SUSAN						
1477/1902	2/09/2007	WD	U	I	01	100
GRANTOR: KOENIG DONALD P & KAR						
GRANTEE: KOENIG DONALD P & K						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1998]	W17	U3	L3	W9	FSP=[YR=1998]	W25
D3	R3	S7	E12	U10	R10	\$
D10	L11	W12	N7	L3	U3	W7
D3	L3	S41	E7	N1	E13	FOP=[YR=1998]
S3	E10	N6	W2	N2	W6	S5
W2	\$	E2	N5	E6	S2	E15
FGR=[YR=1998]	S26	E12	N2	E10	N21	W7
FST=[YR=1998]	N3	W10	S3	E10	\$	W10
N3	W5	\$	E15	S3	E7	N40
\$						

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

Common: 180,000	PRINTED 08/02/2023 BY SYS
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