

UNIT 2
IN OR 758 PG 277
THE BREAKERS CONDO OR 478/555

HIERS W D & LILLAN
1390 PARK AVENUE
WAYCROSS, GA 31503-0214

2023

00-00-31-1137-0002-0000

| 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 | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | STANDARD | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY | | | | | Tax Group: 2 | | | | | Tax Dist: | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING MARKET VALUE | | | | | TOTAL MARKET OB/XF VALUE | | | | | TOTAL LAND VALUE - MARKET | | | | | TOTAL MARKET VALUE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SOH/AGL Deduction | | | | | ASSESSED VALUE | | | | | TOTAL EXEMPTION VALUE | | | | | BASE TAXABLE VALUE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL JUST VALUE | | | | | NCON VALUE | | | | | INCOME VALUE | | | | | PREVIOUS YEAR MKT VALUE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM | | | | | DESCRIPTION | | | | | AMT | | | | | ISSUED | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 5727 | | | | | REPAIR/RRF | | | | | 725 | | | | | 12/19/1989 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | OFF RECORD Number | | | | | DATE | | | | | TYPE INST | | | | | Q / V / RSN CD | | | | | SALE PRICE | | | | |
| | | | | | | | | | | | | | | | | | | | | 0758/0277 | | | | | 4/26/1996 | | | | | WD U I | | | | | 06 | | | | | 54,000 | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: HANSFORD J TERRY & JA | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTEE: HIERS W D & LILLAN | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 0598/0394 | | | | | 5/29/1990 | | | | | WD U I | | | | | 05 | | | | | 58,000 | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: BARNETT BANK OF N/CO | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTEE: HANSFORD J TERRY & | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | OCEAN AV, FERNANDINA BEACH | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | XF DATE | | | | | | | | | | LAND DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | INC DATE | | | | | | | | | | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | | | | |
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