

LOT 14
IN OR 943/381
THE BREAKERS @ OCEAN REACH #1

HAMER STUART R
2898 BREAKERS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	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	1,782	100	1,782	228,814
FGR	484	55	266	34,155
FOP	16	30	5	642
FOP	240	30	72	9,245
FUS	908	100	908	116,590

TOTALS	3,430		3,033	389,447
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,428.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	08/02/2022	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,033	118.0728	147.59	447,640	1997	1997	0	0	0 13.00	87.00
1 SNGL FAM - 100% - 2001 Heated Area: 2690 HX Base Yr 2001											

2898 BREAKERS DR, FERNANDINA BEACH	03/13/2024	MLU
------------------------------------	------------	-----

TOTAL OB/XF											
7,639											

TOTAL OB/XF											
7,639											

Market:	0
---------	---

Agricultural:	0
---------------	---

Common:	250,000
---------	---------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		389,447	
TOTAL MARKET OB/XF VALUE		7,639	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		647,086	
SOH/AGL Deduction		329,993	
ASSESSED VALUE		317,093	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		267,093	
TOTAL JUST VALUE		647,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,906	

--	--	--	--

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703687	NEW CONSTR	133,350	01/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0943/0381	8/02/2000	WD	Q	I	

GRANTOR: DEVLIN STEPHEN J & JA					
GRANTEE: HAMER STUART R					
0797/1832	6/26/1997	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: DEVLIN STEPHEN J &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FOP=[YR=1997] W24 BAS=[YR=1997] W16 S2 W13 S44 E15					
FOP=[YR=1997] S2 E8 N2 W8\$ E23 N4 FGR=[YR=1997] E22 N22 W22					
S22 \$ N22 E15 N10 W24 N10\$ S10 E24 N10\$ PTR=E15 FUS=[YR=1997] E38 S26 W14 N8 W10 S8 W14 N26\$ W15\$.					

--	--	--	--	--	--

PRINTED 08/06/2024 BY SYS
