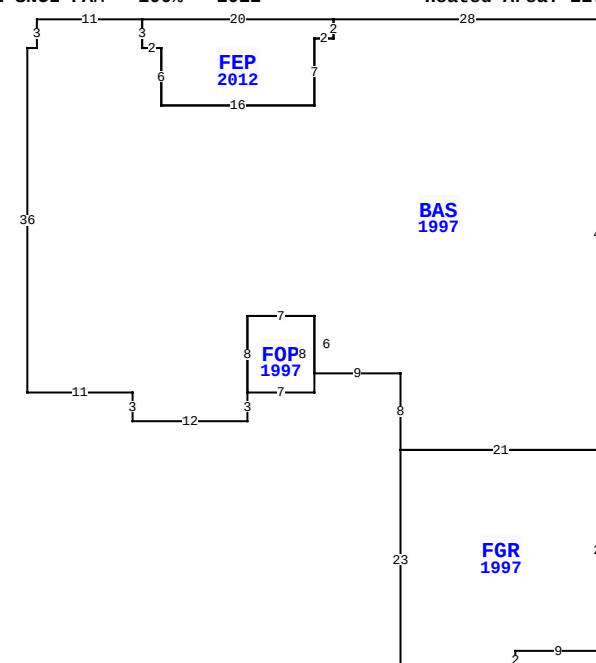


DEFALCO RALPH L III & MARCIA G
2914 BREAKERS DR
FERNANDINA BEACH, FL 32034

00-00-30-085B-0015-0000

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																
Exterior Wall	16	WD FR STUC	100		0900	01	2,667	124.3104	155.39	414,425	1997	1997	0	0	0	13.00	87.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP	100		1 SNGL FAM - 100% - 2022										Heated Area: 2271					HX Base Yr 2022					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL	100												BUILDING MARKET VALUE					360,550														
Interior Wall	05	DRYWALL	100												TOTAL MARKET OB/XF VALUE					7,375														
Interior Floor	14	CARPET 80													TOTAL LAND VALUE - MARKET					250,000														
Interior Floor	11	CLAY TILE 20													TOTAL MARKET VALUE					617,925														
Air Condition	03	CENTRAL 100													SOH/AGL Deduction					73,196														
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE					544,729														
Bedrooms		4 100													TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		3 100													BASE TAXABLE VALUE					494,729														
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE					617,925														
Stories		1. 100													NCON VALUE					0														
Units		0 100			INCOME VALUE																													
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE					532,024																								
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	2,271	100	2,271	307,015																														
FEP	154	80	123	16,628																														
FGR	465	55	256	34,609																														
FOP	56	30	17	2,299																														
TOTALS		2,946	2,667	360,550																														
EXTRA FEATURES				2914 BREAKERS DR, FERNANDINA BEACH																														
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																		
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																			
2	0812	CONCRETE C	0 100	0	0	1,080.00	SF	4.00	4.00	100	1997	1997	3	73	3,154																			
3	0810	CONCRETE A	0 100	0	0	27.00	SF	6.50	6.50	100	1997	1997	3	73	128																			
4	0811	CONCRETE B	0 100	0	0	323.00	SF	5.20	5.20	100	1999	1999	3	77	1,293																			
TOTAL OB/XF 7,375																																		
LAND DESCRIPTION																																		
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										
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																	
REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS																																		