

LOT 17 IN OR 989/1903
THE BREAKERS @ OCEAN REACH #1
PB 6/44

SLENTZ HARVEY A/LINSINBIGLER PATRICIA
2923 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
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	2,184	100	2,184	287,387
FGR	462	55	254	33,424
FOP	76	30	23	3,027
FOP	208	30	62	8,159
TOTALS	2,930		2,523	331,995

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	0812	CONCRETE C	0	100	0	0	1,081.00	SF	4.00
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
5	0861	POOL GUNIT	0	100	0	0	371.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	664.00	SF	7.25
7	0810	CONCRETE A	0	100	0	0	301.00	SF	6.50
8	0810	CONCRETE A	0	100	0	0	699.00	SF	6.50
9	0910	SCRN RM L	0	100	0	0	994.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,523	120.9984	151.25	381,604	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM - 100% - 2003

Heated Area: 2184

HX Base Yr 2003

The floor plan diagram illustrates a building layout with three distinct areas labeled in blue: BAS 1997, FOP 1997, and FGR 1997. The layout is defined by a series of connected line segments with numerical dimensions. The top section features a large rectangular area (BAS 1997) with a width of 28 and a height of 40. To its right is a smaller rectangular area (FOP 1997) with a width of 29 and a height of 25. Below these, there is another rectangular area (FGR 1997) with a width of 22 and a height of 21. The diagram also includes several smaller rectangular sections and corridors, with dimensions such as 6, 10, 19, 2, 3, 4, 8, 13, 22, and 34. The overall shape is irregular, with multiple internal divisions and external protrusions.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
		MLU	