

LOT 18
THE BREAKERS @ OCEAN REACH #1
PB 6/44

RAGGIO HENRY/LAURENZI MARIA
2915 BREAKERS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0018-0000



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	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0900	01	2,846	124.6416	155.80	443,407	1997	2002	0	0	10.50	89.50											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2501									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
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																					
NEIGHBORHOOD/LOC			2031.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,501	100	2,501	348,742																					
FGR	440	55	242	33,745																					
FOP	67	30	20	2,789																					
FSP	208	40	83	11,573																					
TOTALS			3,216	2,846	396,849																				
EXTRA FEATURES					2915 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	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1997	1997	3	73	3,037									
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1997	1997	3	73	270									
4	0866	POOL FIBER	0	100	0	0	270.00	SF	72.00	72.00	100	2016	2016	3	74	14,386									
5	0911	SCRN RM A	0	100	0	0	1,034.00	SF	17.50	17.50	100	2016	2016	3	74	13,390									
6	0855	CONC PAVER	0	100	0	0	764.00	SF	10.00	10.00	100	2016	2016	3	96	7,334									
TOTAL OB/XF 41,217																									
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								
1	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000								
REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS																									

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 396,849

TOTAL MARKET OB/XF VALUE 41,217

TOTAL LAND VALUE - MARKET 275,000

TOTAL MARKET VALUE 713,066

SOH/AGL Deduction 220,120

ASSESSED VALUE 492,946

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 442,946

TOTAL JUST VALUE 713,066

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 620,033

PERMIT NUM DESCRIPTION AMT ISSUED

B1631857 SCRNRROOM 23,012 02/01/2016

B1631678 FIBERGL 47,000 01/01/2016

B9603391 NEW CONSTR 122,250 10/01/1996

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2710/55 5/06/2024 WD Q I 02 975,000

GRANTOR: DI IORIO JOSEPH D

GRANTEE: RAGGIO HENRY

2418/0448 12/16/2020 WD Q I 01 622,500

GRANTOR: WARREN GREGORY S & LA

GRANTEE: DI IORIO JOSEPH D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1997] W21 S6 E6 S2 E2 S4 E13 N12\$ S12 W13 N4 W2 N2 W6 N6 W24 S32 FGR=[YR=1997] S22 E20 N22 W20\$ E20 S20 E9 FOP=[YR=1997] S4 E8 N9 W7 S5 W1\$ E1 N5 E7 S7 E12 N2 E11 N52\$.