



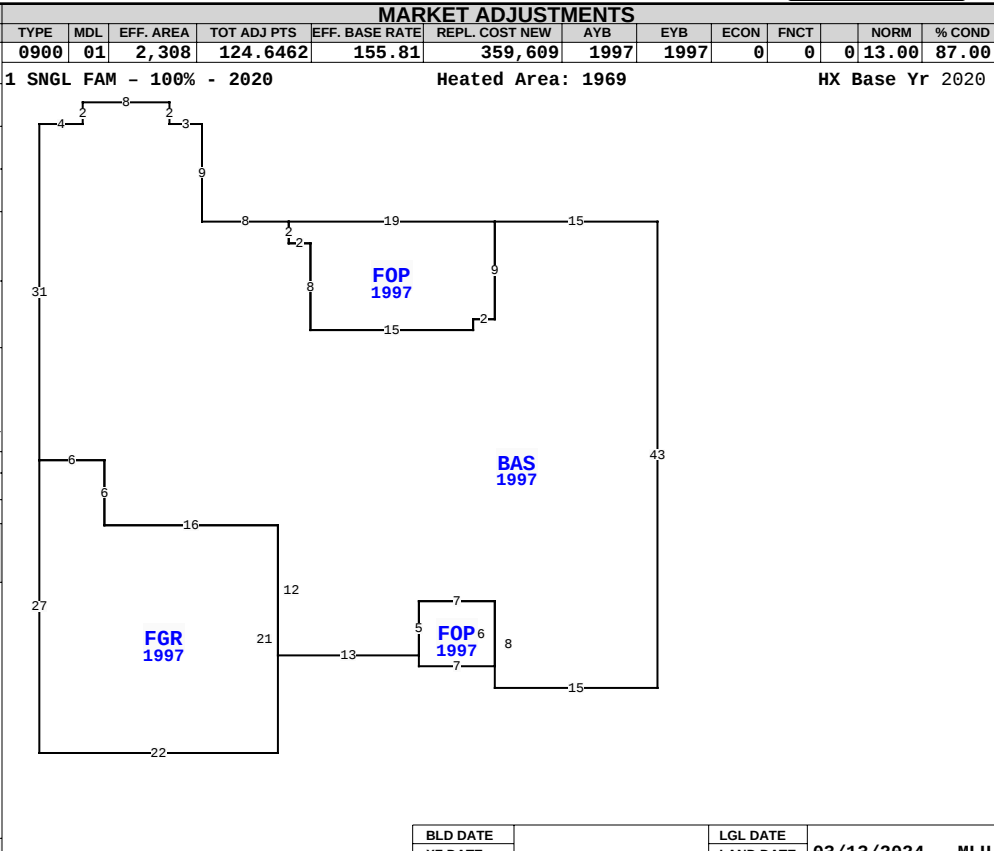
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,969	100	1,969	266,907
FGR	498	55	274	37,142
FOP	42	30	13	1,763
FOP	172	30	52	7,049
TOTALS	2,681		2,308	312,860

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	0855	CONC PAVER	0	100	0	0	866.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	31	3	93.00	SF	7.00	7.00	
4	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	
5	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	
6	0861	POOL GUNIT	0	100	0	0	242.00	SF	85.00	85.00	
7	0855	CONC PAVER	0	100	0	0	718.00	SF	10.00	10.00	

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



2907 BREAKERS DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/13/2024 MLU											

TOTAL OB/XF											
51,631											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
312,860											
TOTAL MARKET OB/XF VALUE											
51,631											
TOTAL LAND VALUE - MARKET											
275,000											
TOTAL MARKET VALUE											
639,491											
SOH/AGL Deduction											
310,917											
ASSESSED VALUE											
328,574											
TOTAL EXEMPTION VALUE											
HX HB VX											
55,000											
BASE TAXABLE VALUE											
273,574											
TOTAL JUST VALUE											
639,491											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
550,027											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210653	SWIM POOL	0	03/01/2021
B9703635	NEW CONSTR	99,000	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1128	7/11/2023	LE	U	I	11	100
GRANTOR:SMITH CHROMER & SUELL						
GRANTEE:SMITH SAYLOR GRACE						
2304/1519	9/16/2019	WD	Q	I	01	439,000
GRANTOR:TAYLOR WENDY R						
GRANTEE:SMITH CHROMER & SUE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W15 FOP=[YR=1997] W19 S2 E2 S8 E15 N1E2 N9\$ S9 W2 S1 W15 N8 W2 N2 W8 N9 W3 N2 W8 S2W4 S31 FGR=[YR=1997] S27 E22 N21 W16N6 W6\$ E6 S6 E16 S12 E13 FOP=[YR=1997] S1 E7 N6 W7 S5\$ N5 E7 S8 E15 N43\$.											