

LOT 20
THE BREAKERS @ OCEAN REACH #1
PB 6/44

CAVALLO VINCENT G JR & HOLLIS A
2895 BREAKERS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0020-0000



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	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 02
NEIGHBORHOOD/LOC	2031.00	

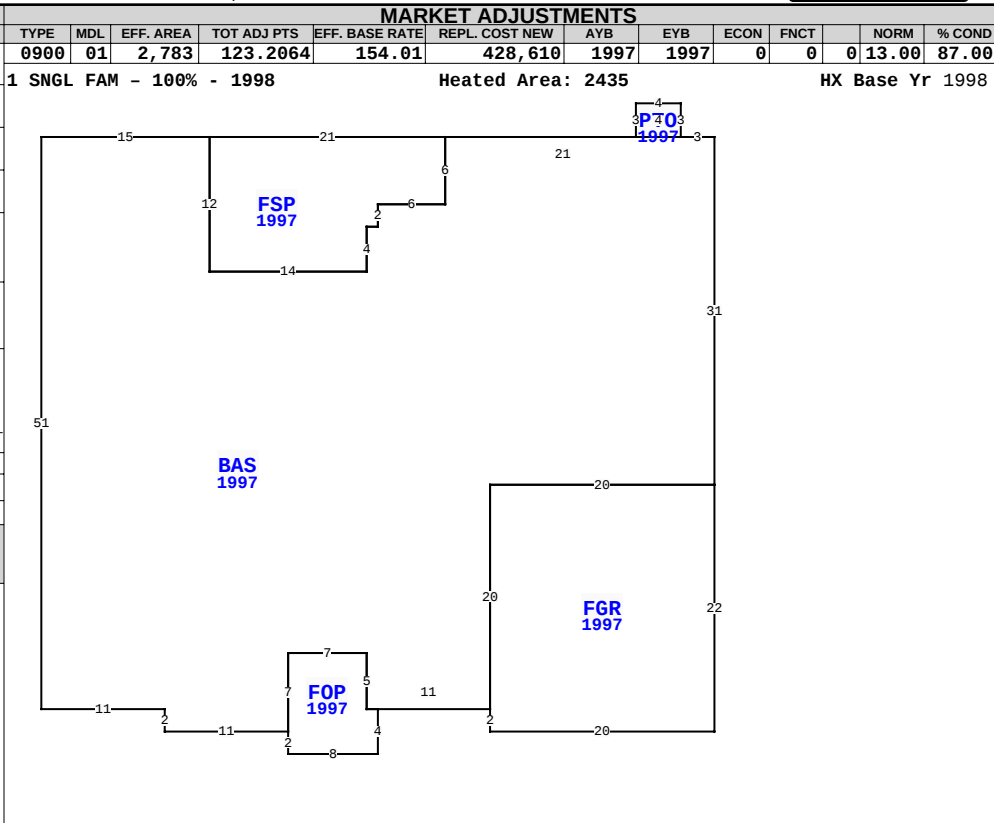
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,435	100	2,435	326,262
FGR	440	55	242	32,425
FOP	67	30	20	2,680
FSP	212	40	85	11,389
PTO	12	5	1	134

TOTALS	3,166		2,783	372,891
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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	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20
3	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50

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

REVIEW DATE	08/02/2022	BY	KBA
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2895 BREAKERS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	598.00	SF	5.20	5.20	100	1997	1997	3	73	2,270	
3	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1997	1997	3	73	712	

TOTAL OB/XF													5,782	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	2		

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		372,891	
TOTAL MARKET OB/XF VALUE		5,782	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		653,673	
SOH/AGL Deduction		386,830	
ASSESSED VALUE		266,843	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		216,843	
TOTAL JUST VALUE		653,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		560,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225316	REMODEL	0	08/01/2012
P1216061	NEW CONSTR	0	08/01/2012
B9703636	NEW CONSTR	122,250	01/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2656/1111	7/21/2023	QC	U	I	11		100
GRANTOR: CAVALLO VINCENT G JR							
GRANTEE: CAVALLO VINCENT G J							
0994/1882	6/29/2001	QC	U	I	07		100
GRANTOR: CAVALLO HOLLIS STRICK							
GRANTEE: CAVALLO VINCENT JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W3 PTO=[YR=1997] N3 W4 S3 E4 \$ W21									
FSP=[YR=1997] W21 S12 E14 N4 E1 N2 E6 N6\$ S6 W6 S2 W1 S4 W14									
N12 W15 S51 E11 S2 E11 FOP=[YR=1997] S2 E8 N4 W1 N5 W7 S7\$ N7									
E7 S5 E11 FGR=[YR=1997] S2 E20 N22 W20 S20\$ N20 E20 N31\$.									