

LOT 23
THE BREAKERS @ OCEAN REACH #1
PB 6/44

IN OR 2037/542

MCCALL EARLY Y & ELIZABETH L/E/
2883 BREAKERS CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0023-0000



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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1,985	279,313
FGR	498	55	274	38,555
FOP	42	30	13	1,829
FSP	172	40	69	9,709
FSP	135	40	54	7,599

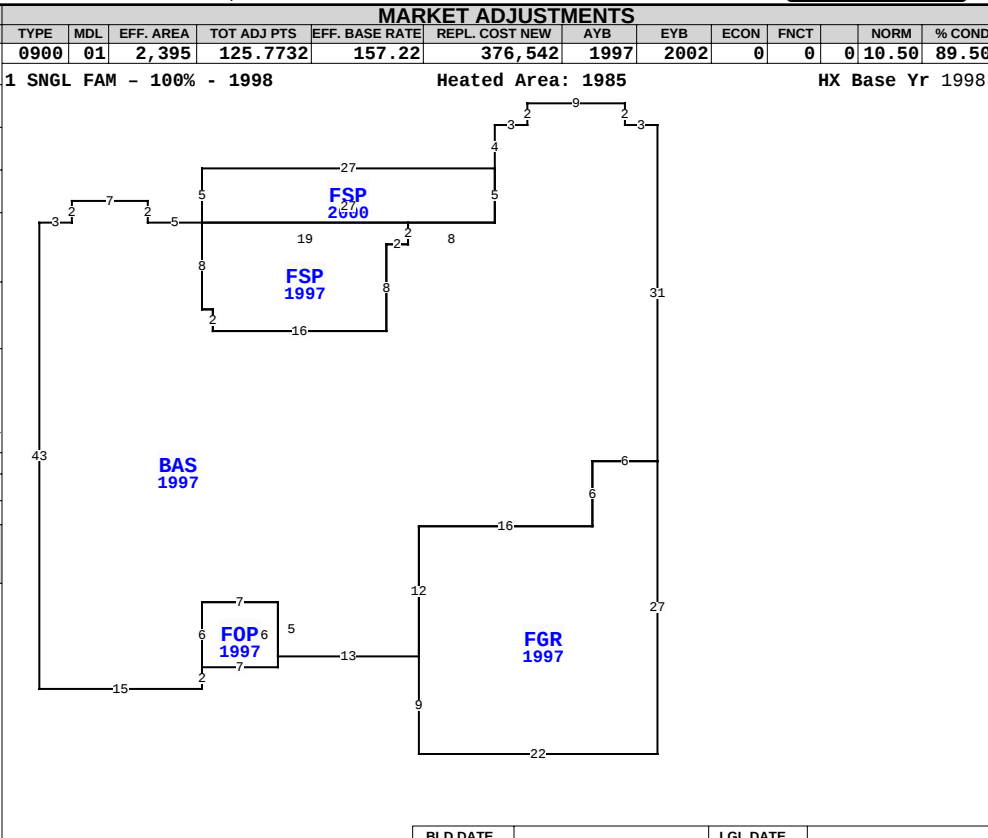
TOTALS	2,832		2,395	337,005
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EXTRA FEATURES

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	880.00	SF	5.20	5.20	100	1997	1997	3	73	3,340	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	73	427	
4	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	2000	2000	3	94	188	
5	0855	CONC PAVER	0	100	0	0	224.00	SF	7.00	7.00	100	2003	2003	3	83	1,301	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							



2883 BREAKERS CT, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 8,056

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				337,005			
TOTAL MARKET OB/XF VALUE				8,056			
TOTAL LAND VALUE - MARKET				275,000			
TOTAL MARKET VALUE				620,061			
SOH/AGL Deduction				375,164			
ASSESSED VALUE				244,897			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				194,897			
TOTAL JUST VALUE				620,061			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				528,156			