LOT 25 IN OR 879/1281
THE BREAKERS @ OCEAN REACH #1
PB 6/44

FLEMING JAMES W & SERENA L
2871 BREAKERS DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0025-0000

BUILDING CHARACTERISTICS

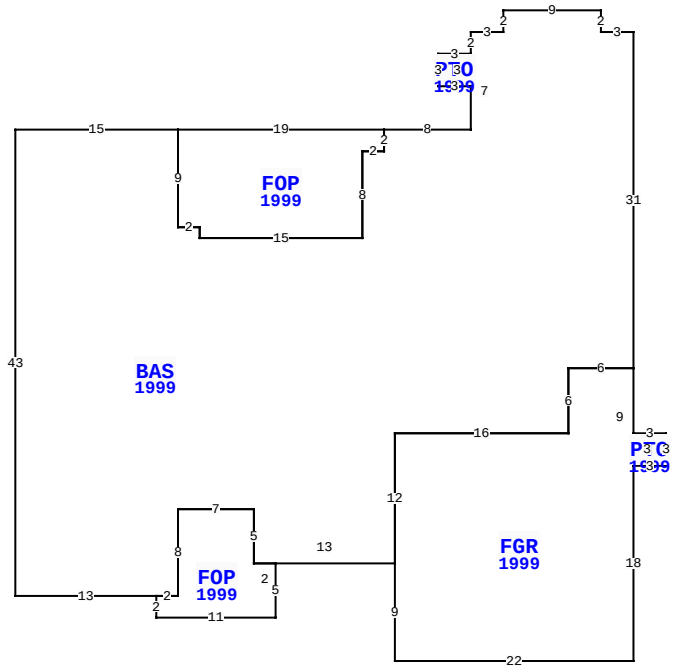
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,971	100	1,971	280,442
FGR	498	55	274	38,986
FOP	84	30	25	3,558
FOP	172	30	52	7,398
PTO	9	5	0	0
PTO	9	5	0	0
TOTALS	2,743		2,322	330,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	125.7732	157.22	365,065	1999	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2000 Heated Area: 1971 HX Base Yr 2000



2871 BREAKERS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,384
TOTAL MARKET OB/XF VALUE		51,137
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		656,521
SOH/AGL Deduction		361,083
ASSESSED VALUE		295,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,438
TOTAL JUST VALUE		656,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26142	ADDITION	7,471	06/01/2012
B26024	SWIM POOL	30,600	05/01/2012
B9805556	NEW CONSTR	99,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/1281	4/20/1999	WD	Q	I		193,100
GRANTOR: PANITZ HOMES						
GRANTEE: FLEMING JAMES W & S						
0856/1439	11/24/1998	WD	U	V	19	35,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: PANITZ HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 N2 W9 S2 W3 S2 PTO=[YR=1999] W3 S3 E3 N3 $ S7 W8 FOP=[YR=1999] W19 S9 E2 S1 E15 N8 E2 N2 $ S2 W2 S8 W15 N1 W2 N9 W15 S43 E13 FOP=[YR=1999] S2 E11 N5 W2 N5 W7 S8 W2 $ E2 N8 E7 S5 E13 FGR=[YR=1999] S9 E22 N18 PTO=[YR=1999] E3 N3 W3 S3 $ N9 W6 S6 W16 S12 $ N12 E16 N6 E6 N31 $.

EXTRA FEATURES

LN	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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	694.00	SF	6.50	6.50	100	1999	1999	3	77	3,473	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1999	1999	3	77	405	
4	0861	POOL GUNIT	0	100	0	0	472.00	SF	85.00	85.00	100	2012	2012	3	68	27,282	
5	0911	SCRN RM A	0	100	0	0	1,134.00	SF	17.50	17.50	100	2012	2012	3	55	10,915	
6	0855	CONC PAVER	0	100	0	0	662.00	SF	10.00	10.00	100	2012	2012	3	93	6,157	

LAND DESCRIPTION

TOTAL OB/XF 51,137

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

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