



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,489	100	2,489	322,269
FGR	536	55	295	38,196
FOP	35	30	10	1,295
FOP	243	30	73	9,452
FUS	329	100	329	42,598

TOTALS	3,632		3,196	413,809
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,382.00	SF	6.50
4	0810	CONCRETE A	0	100	4	2	8.00	SF	6.50

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	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	100	1996	1996	3	72	56	
3	0810	CONCRETE A	0	100	0	0	1,382.00	SF	6.50	100	1999	1999	3	77	6,917	
4	0810	CONCRETE A	0	100	4	2	8.00	SF	6.50	100	1999	1999	3	77	40	

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
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,196	116.3800	145.48	464,954	1996	2001	0	0
1 SNGL FAM - 100% - 2021									
Heated Area: 2818									
HX Base Yr 2021									

2869 BREAKERS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
9,778	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
9,778	1.00	250,000.00	250,000.00	250,000					

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		413,809	
TOTAL MARKET OB/XF VALUE		9,778	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		673,587	
SOH/AGL Deduction		213,329	
ASSESSED VALUE		460,258	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		410,258	
TOTAL JUST VALUE		673,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603142	NEW CONSTR	108,689	07/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/1838	9/17/2020	WD	Q	I	01
GRANTOR: GIVENS RHONDA L H LIV					SALE PRICE
GRANTEE: GUENTHER STEVEN & J					535,000
1664/1195	2/17/2010	WD	U	I	30
GRANTOR: GIVENS RHONDA L H					100
GRANTEE: GIENS RHONDA LEU H					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1996] W4 FOP=[YR=1996] N7 W27 S10 E18 N3 E9\$ W9 S3 W18 N20 W18 S10 W5 S2 W2 S5 W5 S37 FGR=[YR=1999] S24 E12 N2 E10 N24 W14 S2 W8 \$ E8 N2 E24 FOP=[YR=1996] S2 E7 N5 W7 S3 \$ N3 E7 S3 E11 S6 E7 N1 E4 N40 \$ PTR=E15 FUS=[YR=1996] E5 N5 E9 S4 W2 S12 E2 S5 W2 S7 W12 N23\$W15\$.									