LOT 27
IN OR 1740/1076
THE BREAKERS @ OCEAN REACH #2

COLKET PETER T & JULIA R
1954 EBBTIDE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0027-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

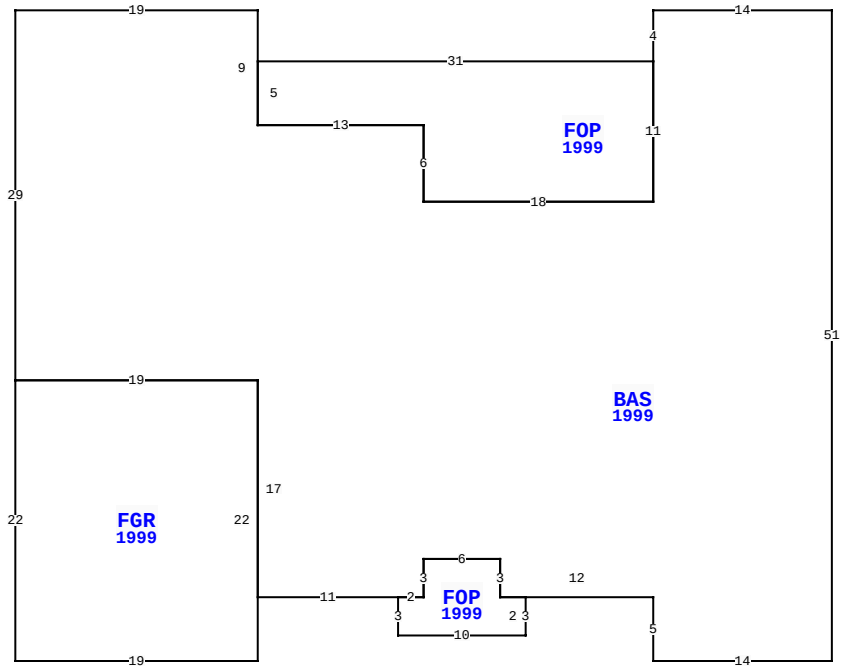
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2,286	325,831
FGR	418	55	230	32,783
FOP	48	30	14	1,996
FOP	263	30	79	11,260
TOTALS	3,015		2,609	371,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,609	125.3040	156.63	408,648	1999	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2012 Heated Area: 2286 HX Base Yr 2012



1954 EBBTIDE CT, 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		371,870
TOTAL MARKET OB/XF VALUE		24,942
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		646,812
SOH/AGL Deduction		327,651
ASSESSED VALUE		319,161
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,161
TOTAL JUST VALUE		646,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24798	REMODEL	1,000	06/01/2011
B24833	ADDITION	12,714	06/01/2011
B0516604	SWIM POOL	24,112	01/01/2005
B007226	NEW CONSTR	3,575	06/01/2000
B9905891	NEW CONSTR	111,250	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/1076	5/26/2011	WD	U	I	38	280,000
GRANTOR: REED MICHAEL K & RHON						
GRANTEE: COLKET PETER T & JU						
1099/1593	12/10/2002	WD	U	I	07	100
GRANTOR: BROWN WHOMAS & JEANNE						
GRANTEE: REED MICHAEL K & RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 S4 FOP=[YR=1999] W31 S5 E13 S6 E18 N11 $ S11 W18 N6 W13 N9 W19 S29 FGR=[YR=1999] S22 E19 N22 W19 $ E19 S17 E11 FOP=[YR=1999] S3 E10 N3 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E12 S5 E14 N51 $.

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	617.00	SF	6.50	6.50	100	1999	1999	3	77	3,088	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1999	1999	3	77	330	
4	0940	SHEDS/PORT	0	100	13	11	143.00	SF	30.00	30.00	100	2002	2002	3	20	858	
5	0861	POOL GUNIT	0	100	0	0	231.00	SF	85.00	85.00	100	2005	2005	3	40	7,854	
6	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2005	2005	3	86	2,424	
7	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2005	2005	3	86	117	
8	0855	CONC PAVER	0	100	0	0	93.00	SF	10.00	10.00	100	2011	2011	3	92	856	
9	0911	SCRN RM A	0	100	0	0	744.00	SF	17.50	17.50	100	2011	2011	3	50	6,510	

LAND DESCRIPTION

TOTAL OB/XF 24,942

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	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 06/08/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS