LOT 29
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

PASCHALL FATE EUGENE & KECIA A
1938 EBBTIDE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0029-0000

BUILDING CHARACTERISTICS

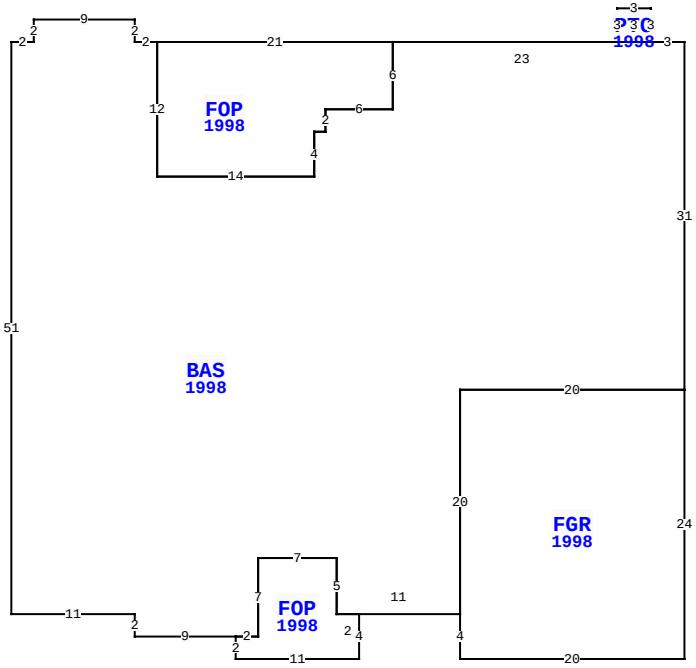
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,453	100	2,453	340,008
FGR	480	55	264	36,593
FOP	75	30	22	3,049
FOP	212	30	64	8,871
PTO	9	5	0	0
TOTALS	3,229		2,803	388,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,803	123.2064	154.01	431,690	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2023 Heated Area: 2453 HX Base Yr



1938 EBBTIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		388,521
TOTAL MARKET OB/XF VALUE		6,362
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		644,883
SOH/AGL Deduction		70,539
ASSESSED VALUE		574,344
TOTAL EXEMPTION VALUE	13	574,344
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		644,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804824	NEW CONSTR	123,150	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0514	5/19/2022	QC	U	I	11	100
GRANTOR: PASCHALL FATE EUGENE						
GRANTEE: PASCHALL FATE EUGEE						
0847/1820	9/09/1998	WD	Q	I		204,200
GRANTOR: PANITZ HOMES						
GRANTEE: PASCHALL FATE EUGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 PTO=[YR=1998] N3 W3 S3 E3 $ W23
FOP=[YR=1998] W21 S12 E14 N4 E1 N2 E6 N6 $ S6 W6 S2 W1 S4 W14
N12 W2 N2 W9 S2 W2 S51 E11 S2 E9 FOP=[YR=1998] S2 E11 N4 W2
N5 W7 S7 W2 $ E2 N7 E7 S5 E11 FGR=[YR=1998] S4 E20 N24 W20
S20 $ N20 E20 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	1998	1998	3	81	2,835	
2	0855	CONC PAVER	0	100	0	0	476.00	SF	7.00	7.00	100	2013	2013	3	94	3,132	
3	0855	CONC PAVER	0	100	20	3	60.00	SF	7.00	7.00	100	2013	2013	3	94	395	

LAND DESCRIPTION

TOTAL OB/XF 6,362

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 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS