

LOT 32 IN OR 908/210  
THE BREAKERS @ OCEAN REACH #2  
PB 6/71-72

SMITH ROGER L & JANA M  
1947 EBBTIDE COURT  
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0032-0000



| 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                 |    | 3 100          |
| 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       | 1,968            | 100         | 1,968        | 277,504              |
| FGR       | 483              | 55          | 266          | 37,508               |
| FOP       | 48               | 30          | 14           | 1,974                |
| FSP       | 317              | 40          | 127          | 17,908               |
| TOTALS    | 2,816            |             | 2,375        | 334,894              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 764.00 | SF | 6.50     | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 55 | 3 | 165.00 | SF | 6.50     | 6.50           |       |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 3  | 3 | 9.00   | SF | 6.50     | 6.50           |       |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 148.00 | SF | 7.00     | 7.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |      |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                                | 01  | 2,375     | 124.6462    | 155.81         | 370,049        | 1999 | 2004 | 0    | 0    | 9.50 | 90.50  |
| 1 SNGL FAM - 100% - 2000 Heated Area: 1968 HX Base Yr 2000          |     |           |             |                |                |      |      |      |      |      |        |
|                                                                     |     |           |             |                |                |      |      |      |      |      |        |
| 1947 EBBTIDE CT, FERNANDINA BEACH                                   |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 8              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 334,894   |             |
| TOTAL MARKET OB/XF VALUE  |  | 8,429     |             |
| TOTAL LAND VALUE - MARKET |  | 250,000   |             |
| TOTAL MARKET VALUE        |  | 593,323   |             |
| SOH/AGL Deduction         |  | 327,701   |             |
| ASSESSED VALUE            |  | 265,622   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 215,622   |             |
| TOTAL JUST VALUE          |  | 593,323   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 508,515   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9905937   | NEW CONSTR  | 99,500 | 04/01/1999 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 0908/0210                      | 11/16/1999 | WD        | U   | I   | 07     |
| GRANTOR: PANITZ HOMES          |            |           |     |     |        |
| GRANTEE: SMITH ROGER L & JAN   |            |           |     |     |        |
| 0874/0130                      | 3/11/1999  | WD        | U   | V   | 09     |
| GRANTOR: OCEAN REACH JOINT VEN |            |           |     |     |        |
| GRANTEE: BEAZER HOMES CORP D   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W13 FSP=[YR=2000] N11 W32 S8 E11 S2 E2 S1 E19 \$ W19 N1 W2 N2 W11 N12 W5 N2 W9 S2 W5 S27 FGR=[YR=1999] W2 S23 E21 N23 W19 \$ E19 S18 E11 FOP=[YR=1999] S3 E10 N3 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E12 S5 E14 N35 \$ . |  |  |  |  |  |  |  |  |  |  |  |