

LOT 33
IN OR 1050/1181
THE BREAKERS @ OCEAN REACH #2

HARDEE ANTHONY L & BRIDGET
2938 BREAKERS COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0033-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2,447	332,107
FGR	440	55	242	32,845
FOP	75	30	22	2,986
FOP	200	30	60	8,143
FSP	286	40	114	15,472
PTO	16	5	1	136

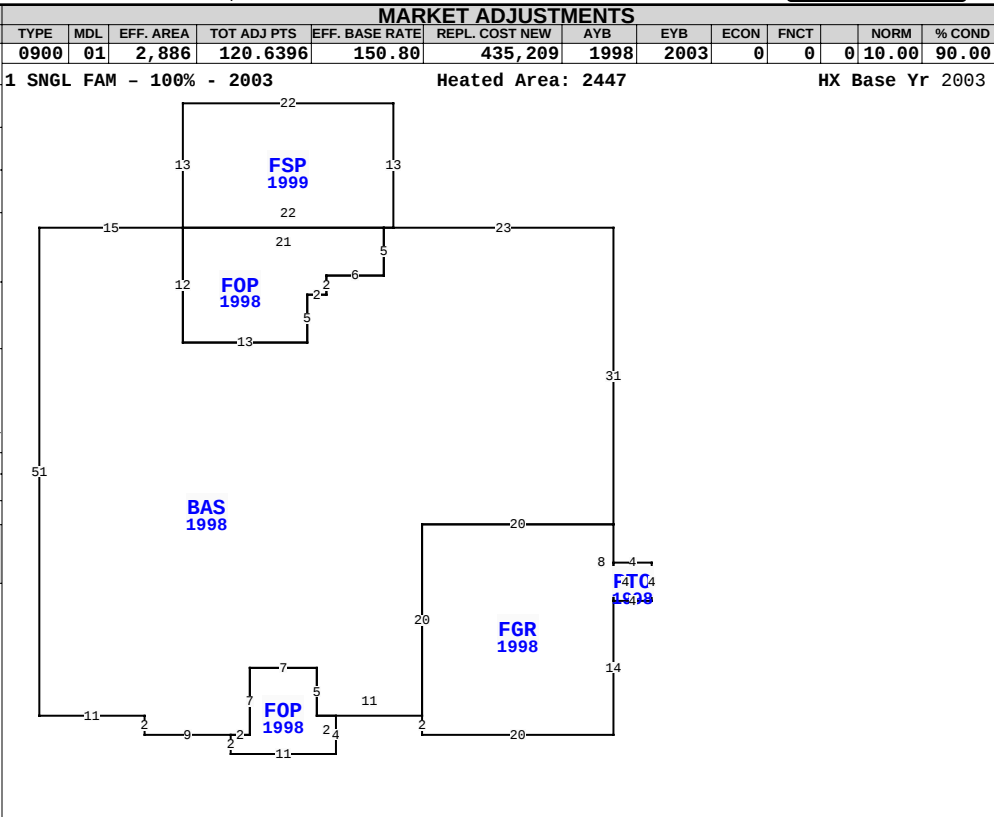
TOTALS	3,464		2,886	391,688
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EXTRA FEATURES

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	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	1998	1998	3	75	3,120	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
4	0835	QUARY TILE	0	100	0	0	206.00	SF	10.00	10.00	100	1999	1999	3	77	1,586	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

2938 BREAKERS DR, FERNANDINA BEACH

TOTAL OB/XF																	7,834
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NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		391,688
TOTAL MARKET OB/XF VALUE		7,834
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		649,522
SOH/AGL Deduction		337,201
ASSESSED VALUE		312,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,321
TOTAL JUST VALUE		649,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805640	REMODEL	7,507	12/01/1998
B9704528	NEW CONSTR	122,250	12/01/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1181	4/18/2002	WD Q	I			240,000

SALES DATA

GRANTOR: THOMAS WALTER F & PAM	
GRANTEE: HARDEE ANTHONY L &	
0828/1792	4/06/1998 WD Q I 200,000
GRANTOR: BEAZER HOMES CORP	
GRANTEE: THOMAS WALTER F & P	

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1998] W23 FSP=[YR=1999] N13 W22 S13 FOP=[YR=1998] S12 E13 N5 E2 N2 E6 N5 W21 \$ E22 \$ W1 S5 W6 S2 W2 S5 W13 N12 W15 S51 E11 S2 E9 FOP=[YR=1998] S2 E11 N4 W2 N5 W7 S7 W2 \$ E2 N7 E7 S5 E11 FGR=[YR=1998] S2 E20 N14 PTO=[YR=1998] E4 N4 W4 S4 \$ N8 W20 S20 \$ N20 E20 N31 \$.	