LOT 15
THE BREAKERS @ OCEAN REACH #1
PB 6/44

DEFALCO RALPH L III & MARCIA G
2914 BREAKERS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0015-0000

BUILDING CHARACTERISTICS

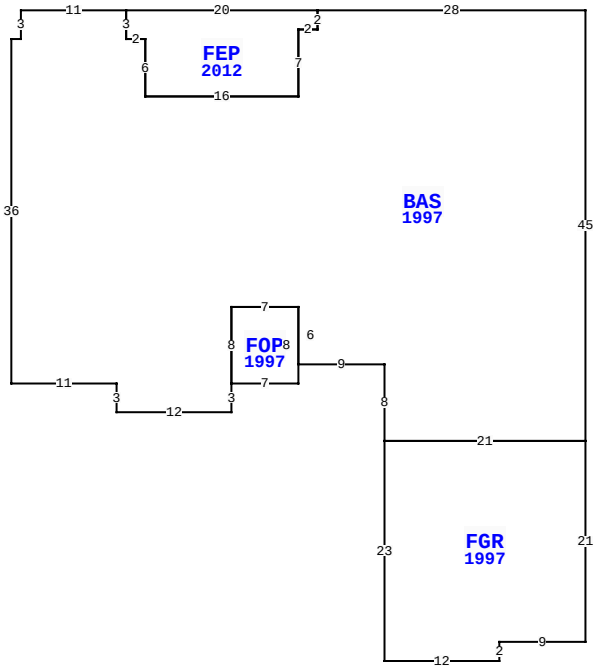
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	1997	2,271	322,341
FEP	154	80	2012	123	17,458
FGR	465	55	1997	256	36,336
FOP	56	30	1997	17	2,413
TOTALS	2,946			2,667	378,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,667	124.3104	164.09	437,628	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2271 HX Base Yr 2022



2914 BREAKERS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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		378,548
TOTAL MARKET OB/XF VALUE		7,261
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		660,809
SOH/AGL Deduction		100,283
ASSESSED VALUE		560,526
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		509,804
TOTAL JUST VALUE		660,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632466	REMODEL	18,000	06/01/2016
R1213217	REMODEL	6,000	11/01/2012
B25619	REMODEL	8,500	03/01/2012
B9603544	NEW CONSTR	114,150	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0453	7/30/2021	WD	Q	I	01	675,000
GRANTOR: BOWEN SUSAN BROWN & J						
GRANTEE: DEFALCO RALPH L III						
0875/1116	3/23/1999	QC	Q	I	06	72,500
GRANTOR: BROWN SUSAN T A/K/A S						
GRANTEE: BOWEN JOSEPH T & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W28 FEP=[YR=2012] W20 S3 E2 S6 E16 N7 E2 N2$ S2 W2 S7 W16 N6 W2 N3 W11 S3 W1 S36 E11 S3 E12 N3 FOP=[YR=1997] E7 N8 W7 S8$ N8 E7 S6 E9 S8 FGR=[YR=1997] S23 E12 N2 E9 N21 W21$ E21 N45$.

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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	100	1997	1997	3	72	3,110	
3	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1997	1997	3	72	126	
4	0811	CONCRETE B	0	100	0	0	323.00	SF	5.20	5.20	100	1999	1999	3	75	1,260	

LAND DESCRIPTION

TOTAL OB/XF 7,261

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS