

LOT 17 IN OR 989/1903
THE BREAKERS @ OCEAN REACH #1
PB 6/44

SLENTZ HARVEY A/LINSINBIGLER PATRICIA
2923 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0017-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		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	2,184	100	1997	2,184	301,736
FGR	462	55	1997	254	35,092
FOP	76	30	1997	23	3,178
FOP	208	30	1997	62	8,566
TOTALS	2,930			2,523	348,573

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,523	120.9984	159.72	402,974	1997	1997	0	0	13.50	86.50

1 SNGL FAM - 100% - 2003

Heated Area: 2184

HX Base Yr 2003

The floor plan diagram illustrates a building layout with three main areas: BAS 1997, FOP 1997, and FGR 1997. The overall dimensions are 40 units by 28 units. The FOP 1997 area is a rectangular section at the top right, measuring 29 units by 25 units. The FGR 1997 area is a rectangular section at the bottom left, measuring 21 units by 22 units. The BAS 1997 area is the central section, measuring 28 units by 22 units. The diagram includes various internal dimensions and wall thicknesses, such as 10, 6, 2, 3, 4, 8, 13, 19, 2, 3, 4, 2, 3, 2, 3, 4, 2, 3,