LOT 18
THE BREAKERS @ OCEAN REACH #1
PB 6/44

RAGGIO HENRY/LAURENZI MARIA
2915 BREAKERS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0018-0000

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 70
Interior Floo	11	CLAY TILE 30
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

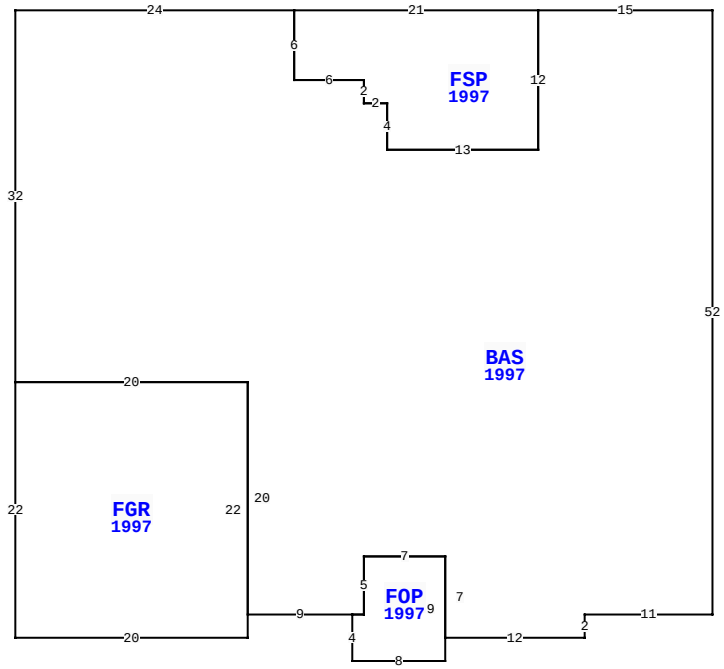
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	1997	2,501	355,939
FGR	440	55	1997	242	34,441
FOP	67	30	1997	20	2,847
FSP	208	40	1997	83	11,812
TOTALS	3,216			2,846	405,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,846	124.6416	164.53	468,252	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2025 Heated Area: 2501 HX Base Yr 2025



2915 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		405,038
TOTAL MARKET OB/XF VALUE		39,560
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		747,098
SOH/AGL Deduction		0
ASSESSED VALUE		747,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		696,376
TOTAL JUST VALUE		747,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631857	SCRNROOM	23,012	02/01/2016
B1631678	FIBERGL	47,000	01/01/2016
B9603391	NEW CONSTR	122,250	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/55	5/06/2024	WD	Q	I	02	975,000
GRANTOR: DI IORIO JOSEPH D						
GRANTEE: RAGGIO HENRY						
2418/0448	12/16/2020	WD	Q	I	01	622,500
GRANTOR: WARREN GREGORY S & LA						
GRANTEE: DI IORIO JOSEPH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1997] W21 S6 E6 S2 E2 S4 E13 N12$ S12 W13 N4 W2 N2 W6 N6 W24 S32 FGR=[YR=1997] S22 E20 N22 W20$ E20 S20 E9 FOP=[YR=1997] S4 E8 N9 W7 S5 W1$ E1 N5 E7 S7 E12 N2 E11 N52$.

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	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1997	1997	3	72	2,995	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1997	1997	3	72	267	
4	0866	POOL FIBER	0	100	0	0	270.00	SF	72.00	72.00	100	2016	2016	3	70	13,608	
5	0911	SCRN RM A	0	100	0	0	1,034.00	SF	17.50	17.50	100	2016	2016	3	70	12,667	
6	0855	CONC PAVER	0	100	0	0	764.00	SF	10.00	10.00	100	2016	2016	3	95	7,258	

LAND DESCRIPTION

TOTAL OB/XF 39,560

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 07/30/2025 BY SYS