



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
Exterior Wall	16	WD FR STUC 100	0900	01	2,308	124.6462	164.53	379,735	1997	1997	0	0	0	13.50	86.50	STANDARD																														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020												Heated Area: 1969																															
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020																															
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	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	1,969	100	1997	1,969	280,225																																									
FGR	498	55	1997	274	38,995																																									
FOP	42	30	1997	13	1,850																																									
FOP	172	30	1997	52	7,401																																									
TOTALS	2,681			2,308	328,471																																									
EXTRA FEATURES						2907 BREAKERS DR, FERNANDINA BEACH																																								
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	1997	1997	3	79	2,765																														
2	0855	CONC PAVER	0	100	0	0	866.00	SF	7.00	7.00	100	2013	2013	3	93	5,638																														
3	0855	CONC PAVER	0	100	31	3	93.00	SF	7.00	7.00	100	2013	2013	3	93	605																														
4	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	1997	1997	3	72	243																														
5	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2021	2021	3	90	15,120																														
6	0861	POOL GUNIT	0	100	0	0	242.00	SF	85.00	85.00	100	2021	2021	3	93	19,130																														
7	0855	CONC PAVER	0	100	0	0	718.00	SF	10.00	10.00	100	2021	2021	3	99	7,108																														
TOTAL OB/XF																	50,609																													
LAND DESCRIPTION																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																													