LOT 21
THE BREAKERS @ OCEAN REACH #1
PB 6/44

SLAUGHTER BENJAMIN & DARLA
738 CHAPEL RULE ROAD
TIMONIUM, MD 21093

2025

00-00-30-085B-0021-0000

NASSAU COUNTY PROPERTY

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

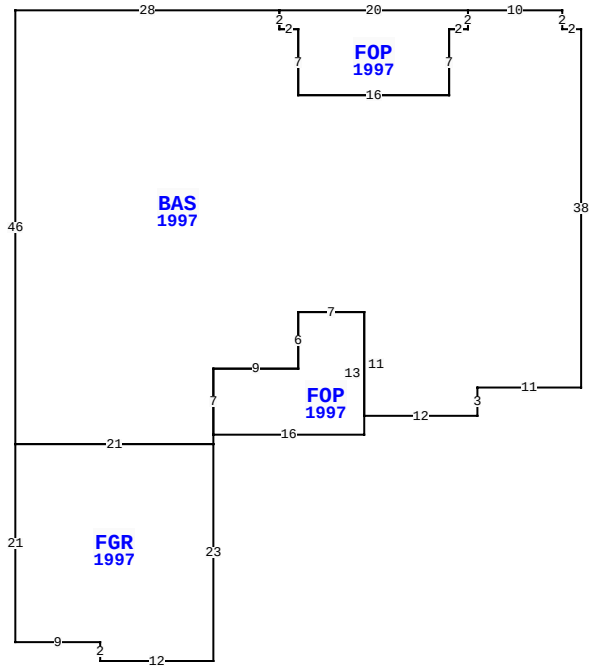
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,332	100	1997	2,332	330,999
FGR	465	55	1997	256	36,336
FOP	152	30	1997	46	6,529
FOP	154	30	1997	46	6,529
TOTALS	3,103			2,680	380,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	124.3104	164.09	439,761	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 2025 Heated Area: 2332 HX Base Yr



2887 BREAKERS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	380,393
TOTAL MARKET OB/XF VALUE	19,989
TOTAL LAND VALUE - MARKET	316,250
TOTAL MARKET VALUE	716,632
SOH/AGL Deduction	0
ASSESSED VALUE	716,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	716,632
TOTAL JUST VALUE	716,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	668,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428815	REMODEL	27,254	05/01/2014
B0209996	XFOB	5,000	07/01/2002
B9603499	NEW CONSTR	114,150	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1267	7/11/2024	WD	Q	I	02	775,000
GRANTOR: HARDING PETER R & ING						
GRANTEE: SLAUGHTER BENJAMIN						
1863/1040	6/20/2013	WD	Q	I	01	353,000
GRANTOR: GANZEL ROGER A & DIAN						
GRANTEE: HARDING PETER R & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 N2 W10 FOP=[YR=1997] W20 S2 E2 S7 E16 N7 E2 N2 $ S2 W2 S7 W16 N7 W2 N2 W28 S46 FGR=[YR=1997] S21 E9 S2 E12 N23 W21 $ E21 N1 FOP=[YR=1997] E16 N13 W7 S6 W9 S7 $ N7 E9 N6 E7 S11 E12 N3 E11 N38 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	1,101.00	SF	4.00	4.00	100	1997	1997	3	72	3,171	
3	0861	POOL GUNIT	0	0	0	0	292.00	SF	85.00	85.00	100	2002	2002	3	27	6,701	
4	0845	KOOL DECK	0	0	0	0	536.00	SF	7.25	7.25	100	2002	2002	3	80	3,109	
5	0910	SCRN RM L	0	0	0	0	747.00	SF	15.00	15.00	100	2002	2002	3	20	2,241	
6	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	2002	2002	3	80	582	
7	0810	CONCRETE A	0	0	0	0	22.00	SF	6.50	6.50	100	2002	2002	3	80	114	
8	0471	VINYL FNC	0	0	0	0	36.00	LF	32.00	32.00	100	2004	2004	3	61	703	
9	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	21	420	

TOTAL OB/XF 19,989

LAND DESCRIPTION

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.15	275,000.00	316,250.00	316,250							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 316,250 Market: 0 Agricultural: 0 Common: 316,250 PRINTED 07/30/2025 BY SYS