

LOT 22
THE BREAKERS @ OCEAN REACH #1
PB 6/44

WATERS HEIDI C & ROBERT M
2891 BREAKERS CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0022-0000



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	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 100	0900	01	3,126	126.9600	167.59	523,886	1997	2010	0	0	0	7.00	93.00	VALUATION SUMMARY																									
Roof Structur	04	WOOD TRUSS 100	1 SNGL FAM - 100% - 2025													Heated Area: 2750																									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2025																									
Interior Wall	05	DRYWALL 100														VALUATION BY													STANDARD												
Interior Floo	11	CLAY TILE 50														Tax Group: 8													Tax Dist:												
Interior Floo	12	HARDWOOD 50														BUILDING MARKET VALUE													487,214												
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													15,714												
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													316,250												
Bedrooms	4	100														TOTAL MARKET VALUE													819,178												
Bathrooms	4	100														SOH/AGL Deduction													243,378												
Frame	02	WOOD FRAME 100														ASSESSED VALUE													575,800												
Stories	1.5	100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Units	0	100														BASE TAXABLE VALUE													525,078												
Occupancy	00	NONE 100	TOTAL JUST VALUE													819,178																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													709,151																									
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	2,421	100	1997	2,421	377,334																																				
FGR	536	55	1997	295	45,978																																				
FOP	30	30	1997	9	1,402																																				
FOP	240	30	1997	72	11,221																																				
FUS	329	100	1997	329	51,277																																				
TOTALS			3,556		3,126	487,214																																			
EXTRA FEATURES						2891 BREAKERS CT, 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	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	1997	1997	3	72	2,759																									
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1997	1997	3	72	70																									
4	0845	KOOL DECK	0	100	18	16	288.00	SF	7.25	7.25	100	1997	1997	3	72	1,503																									
5	0861	POOL GUNIT	0	100	0	0	204.00	SF	85.00	85.00	100	1997	1997	3	20	3,468																									
6	0845	KOOL DECK	0	100	0	0	498.00	SF	7.25	7.25	100	1997	1997	3	72	2,600																									
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200																									
8	0910	SCRN RM L	0	100	29	27	783.00	SF	15.00	15.00	100	1997	1997	3	20	2,349																									
TOTAL OB/XF 15,714																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																								
1	000134	C	RES POND	100		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 05/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 316,250 Market: 0 Agricultural: 0 Common: 316,250 PRINTED 07/30/2025 BY SYS																																									