LOT 23 IN OR 2037/542
THE BREAKERS @ OCEAN REACH #1
PB 6/44

MCCALL EARLY Y & ELIZABETH L/E/
2883 BREAKERS CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0023-0000

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 80
Interior Floo	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

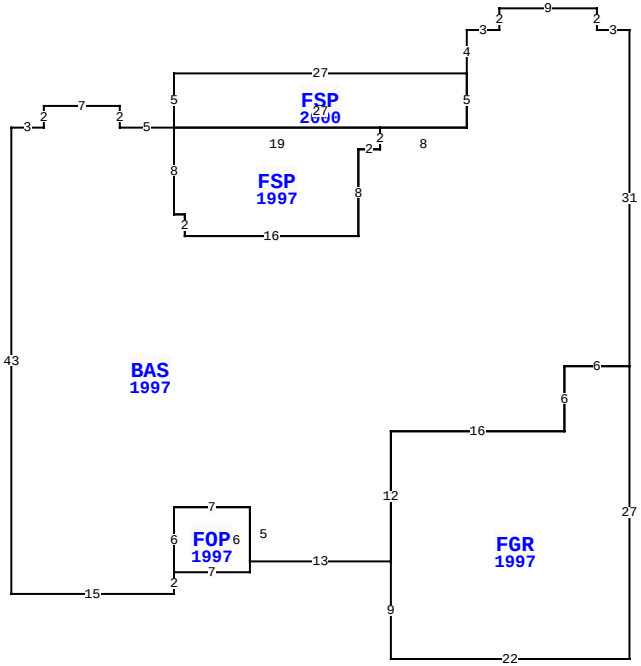
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1997	1,985	293,300
FGR	498	55	1997	274	40,485
FOP	42	30	1997	13	1,921
FSP	172	40	1997	69	10,195
FSP	135	40	2000	54	7,979
TOTALS	2,832			2,395	353,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	125.7732	166.02	397,618	1997	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 1998 Heated Area: 1985 HX Base Yr 1998



2883 BREAKERS CT, 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		353,880
TOTAL MARKET OB/XF VALUE		7,953
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		664,333
SOH/AGL Deduction		412,334
ASSESSED VALUE		251,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,277
TOTAL JUST VALUE		664,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007099	ADDITION	2,611	05/01/2000
B9703956	NEW CONSTR	99,700	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0542	3/31/2016	LE	U	I	11	100
GRANTOR: MCCALL EARLY Y & ELIZ						
GRANTEE: SARGENT CAITLIN & L						
0807/1567	9/26/1997	WD	Q	I		169,100
GRANTOR: PANITZ HOMES						
GRANTEE: MCCALL EARLY Y & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N2 W9 S2 W3 S4 FSP=[YR=2000] W27 S5
FSP=[YR=1997] S8 E1 S2 E16 N8 E2 N2 W19 $ E27 N5 $ S5 W8 S2
W2 S8 W16 N2 W1 N8 W5 N2 W7 S2 W3 S43 E15 N2 FOP=[YR=1997]
E7 N6 W7 S6 $ N6 E7 S5 E13 FGR=[YR=1997] S9 E22 N27 W6 S6
W16 S12 $ N12 E16 N6 E6 N31 $.

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	880.00	SF	5.20	5.20	100	1997	1997	3	72	3,295	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	72	421	
4	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	2000	2000	3	93	186	
5	0855	CONC PAVER	0	100	0	0	224.00	SF	7.00	7.00	100	2003	2003	3	82	1,286	

LAND DESCRIPTION

TOTAL OB/XF 7,953

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