

IN OR 879/1281
OCEAN REACH #1

FLEMING JAMES W & SERENA L
2871 BREAKERS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 2,322 125.7732 166.02 385,498 1999 2004 0 0 10.00 90.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2000 Heated Area: 1971 HX Base Yr 2000										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 346,948									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 48,303									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 302,500									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 697,751									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 393,745									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 304,006									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 253,284									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 697,751									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 656,521									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B26142 ADDITION 7,471 06/01/2012									
MAP NUM MKT AREA 02																				B26024 SWIM POOL 30,600 05/01/2012									
NEIGHBORHOOD/LOC 2031.00																				B9805556 NEW CONSTR 99,000 11/01/1998									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,971 100 1999 1,971 294,503																													
FGR 498 55 1999 274 40,940																													
FOP 84 30 1999 25 3,736																													
FOP 172 30 1999 52 7,770																													
PTO 9 5 1999 0 0																													
PTO 9 5 1999 0 0																													
TOTALS 2,743 2,322 346,948																													
EXTRA FEATURES										2871 BREAKERS DR, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																				04/28/2025 MLU									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 81 2,835																													
2 0810 CONCRETE A 0 100 0 0 694.00 SF 6.50 6.50 100 1999 1999 3 75 3,383																													
3 0810 CONCRETE A 0 100 27 3 81.00 SF 6.50 6.50 100 1999 1999 3 75 395																													
4 0861 POOL GUNIT 0 100 0 0 472.00 SF 85.00 85.00 100 2012 2012 3 64 25,677																													
5 0911 SCRNM RM A 0 100 0 0 1,134.00 SF 17.50 17.50 100 2012 2012 3 50 9,923																													
6 0855 CONC PAVER 0 100 0 0 662.00 SF 10.00 10.00 100 2012 2012 3 92 6,090																													
LAND DESCRIPTION										TOTAL OB/XF 48,303																			
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																													
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									