LOT 26
THE BREAKERS @ OCEAN REACH #1
PB 6/44

DROPCO JONATHYN & BETHANY HART
2869 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

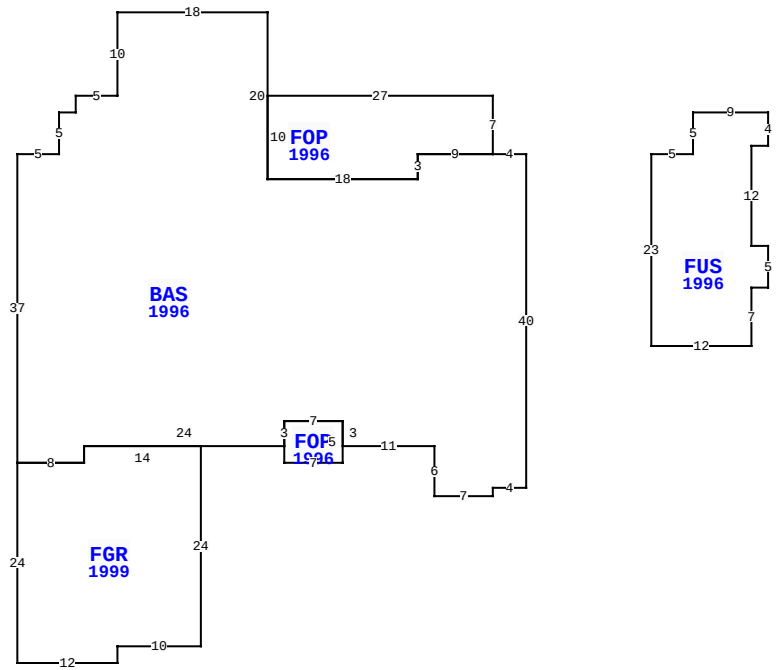
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,489	100	1996	2,489	338,389
FGR	536	55	1999	295	40,106
FOP	35	30	1996	10	1,359
FOP	243	30	1996	73	9,924
FUS	329	100	1996	329	44,729
TOTALS	3,632			3,196	434,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,196	116.3800	153.62	490,970	1996	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2021 Heated Area: 2818 HX Base Yr 2021



2869 BREAKERS DR, 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		434,508
TOTAL MARKET OB/XF VALUE		9,526
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		719,034
SOH/AGL Deduction		245,429
ASSESSED VALUE		473,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		422,883
TOTAL JUST VALUE		719,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		673,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603142	NEW CONSTR	108,689	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/493	7/11/2025	WD	Q	I	01	890,000
GRANTOR: GUENTHER STEVEN & JIL						
GRANTEE: DROPCO JONATHYN & B						
2394/1838	9/17/2020	WD	Q	I	01	535,000
GRANTOR: GIVENS RHONDA L H LIV						
GRANTEE: GUENTHER STEVEN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 FOP=[YR=1996] N7 W27 S10 E18 N3 E9$ W9 S3 W18 N20 W18 S10 W5 S2 W2 S5 W5 S37 FGR=[YR=1999] S24 E12 N2 E10 N24 W14 S2 W8 $ E8 N2 E24 FOP=[YR=1996] S2 E7 N5 W7 S3 $ N3 E7 S3 E11 S6 E7 N1 E4 N40 $ PTR=E15 FUS=[YR=1996] E5 N5 E9 S4 W2 S12 E2 S5 W2 S7 W12 N23$W15$.

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	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	6.50	100	1996	1996	3	70	55	
3	0810	CONCRETE A	0	100	0	0	1,382.00	SF	6.50	6.50	100	1999	1999	3	75	6,737	
4	0810	CONCRETE A	0	100	4	2	8.00	SF	6.50	6.50	100	1999	1999	3	75	39	

LAND DESCRIPTION

TOTAL OB/XF 9,526

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	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS