

LOT 7
IN OR 1516/320
THE BREAKERS @ OCEAN REACH #2

BRIZES ROBERT C & NANCY L
1964 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0007-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

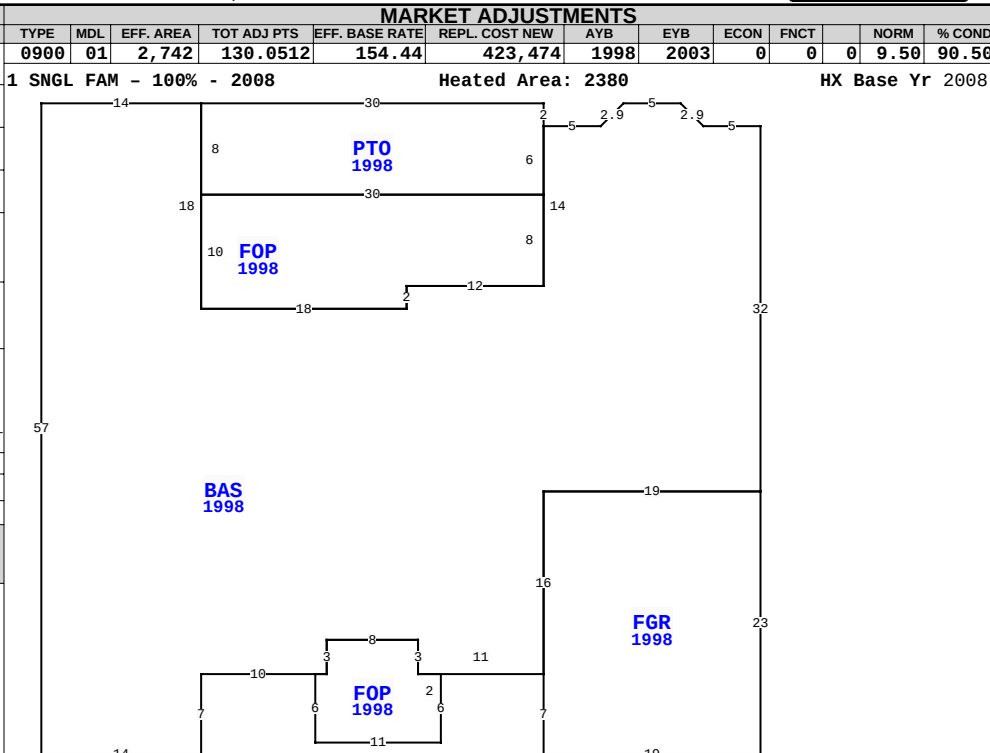
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	2,380	332,648
FGR	437	55	240	33,545
FOP	90	30	27	3,774
FOP	276	30	83	11,601
PTO	240	5	12	1,677

TOTALS	3,423		2,742	383,244
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	677.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	398.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	917.00	SF	7.25
6	0810	CONCRETE A	0	100	18	15	270.00	SF	6.50
7	0855	CONC PAVER	0	100	0	0	95.00	SF	10.00
8	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00



1964 ANCHORAGE PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	677.00	SF	6.50	6.50	100	1998	1998	3	77	3,388	
3	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	1998	1998	3	77	315	
4	0861	POOL GUNIT	0	100	0	0	398.00	SF	85.00	85.00	100	2007	2007	3	52	17,592	
5	0845	KOOL DECK	0	100	0	0	917.00	SF	7.25	7.25	100	2007	2007	3	89	5,917	
6	0810	CONCRETE A	0	100	18	15	270.00	SF	6.50	6.50	100	2007	2007	3	89	1,562	
7	0855	CONC PAVER	0	100	0	0	95.00	SF	10.00	10.00	100	2007	2007	3	89	846	
8	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2007	2007	3	89	174	

TOTAL OB/XF 32,699

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY										PAGE 1 of 2			
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 8			
Tax Dist:										411,064			
BUILDING MARKET VALUE										32,699			
TOTAL MARKET OB/XF VALUE										180,000			
TOTAL LAND VALUE - MARKET										623,763			
TOTAL MARKET VALUE										267,934			
SOH/AGL Deduction										355,829			
ASSESSED VALUE										50,000			
TOTAL EXEMPTION VALUE										305,829			
BASE TAXABLE VALUE										623,763			
TOTAL JUST VALUE										0			
NCON VALUE										606,861			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617432	GARAGE	20,000	10/01/2006
B18749	SWIM POOL	32,000	10/01/2006
E17834	ELEC OTHER	1,700	08/01/2006
R09322	REPAIR/RRF	8,000	05/01/2006
B9804793	NEW CONSTR	119,250	03/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1516/0320	8/01/2007	WD	Q	I		550,000	
GRANTOR: HINKLE JOHN M & BREND							
GRANTEE: BRIZES ROBERT C & N							
1275/1245	11/19/2004	WD	Q	I		330,000	
GRANTOR: HENDERSON JAMES P & J							
GRANTEE: HINKLE JOHN M & BRE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W5 U2 L2 W5 D2 L2 W5 PTO=[YR=1998] N2 W30 S8 FOP=[YR=1998] S10 E18 N2 E12 N8 W30 \$ E30 N6 \$ S14 W12 S2 W18 N18 W14 S57 E14N7 E10 FOP=[YR=1998] S6 E11 N6 W2 N3W8 S3 W1 \$ E1 N3 E8 S3 E11 FGR=[YR=1998] S7 E19 N23 W19 S16 \$ N16 E19 N32 \$.									

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