

LOT 9
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

SON KENNETH A & JOSEPHINE N
1942 ANCHORAGE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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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	2,538	100	2,538	311,565
FGR	750	55	412	50,577
FOP	54	30	16	1,964
FSP	186	40	74	9,084
FUS	497	100	497	61,012
PTO	314	5	16	1,964
SFB	33	80	26	3,192

TOTALS 4,372 3,579 439,358

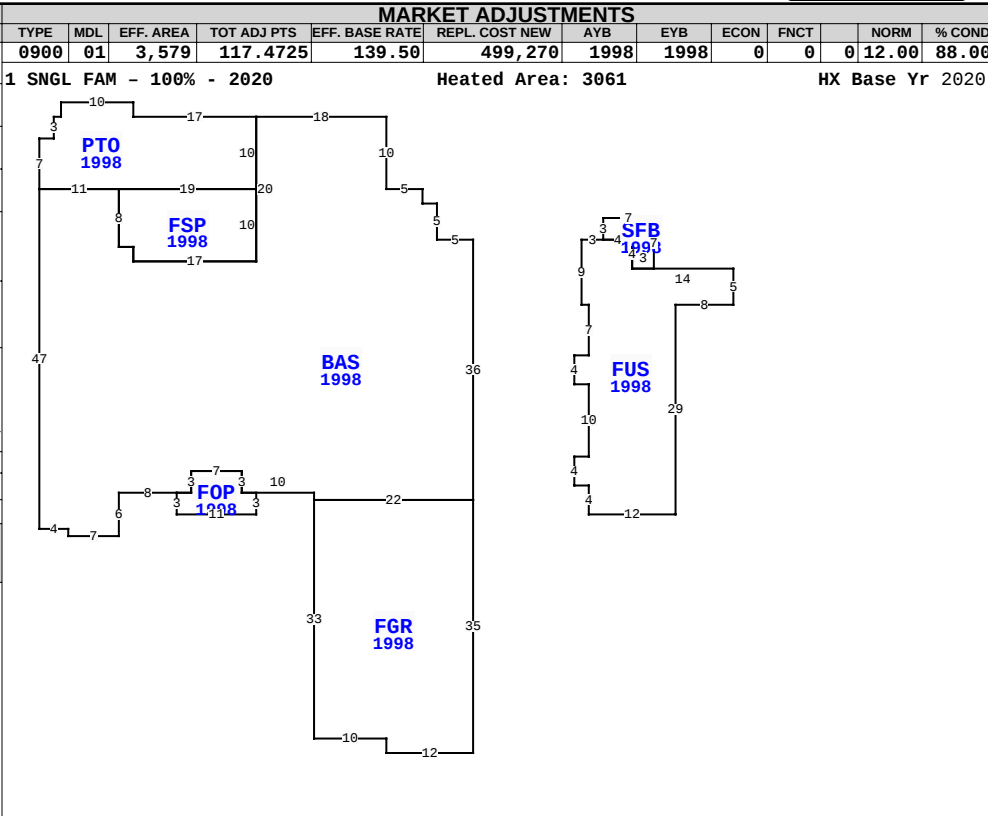
EXTRA FEATURES

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	2,294.00	SF	6.50	6.50	100	1998	1998	3	77	11,481	
3	0810	CONCRETE A	0 100	0	0	190.00	SF	6.50	6.50	100	1998	1998	3	77	951	

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	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							

REVIEW DATE 08/02/2022 BY KBA



1942 ANCHORAGE PL, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 15,337

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NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 439,358

TOTAL MARKET OB/XF VALUE 15,337

TOTAL LAND VALUE - MARKET 180,000

TOTAL MARKET VALUE 634,695

SOH/AGL Deduction 190,664

ASSESSED VALUE 444,031

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 394,031

TOTAL JUST VALUE 634,695

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 607,560