LOT 11
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

HEGNER STEPHEN J TRUST AGRMNT/HEGNER STEPHEN J TRU
PO BOX 17259
FERNANDINA BEACH, FL 32035

2023

00-00-30-085C-0011-0000

BUILDING CHARACTERISTICS

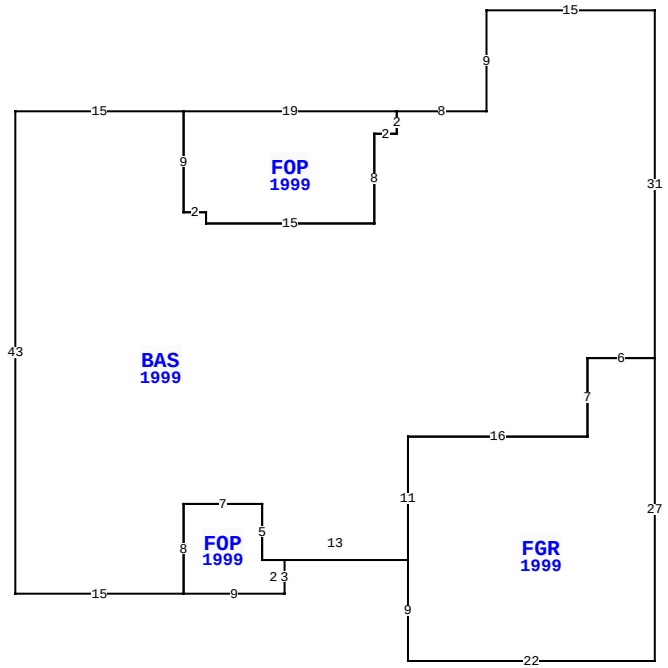
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	265,220
FGR	482	55	265	35,695
FOP	62	30	19	2,559
FOP	172	30	52	7,004
TOTALS	2,685		2,305	310,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,305	124.6462	148.02	341,186	1999	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2023 Heated Area: 1969 HX Base Yr



1926 ANCHORAGE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	310,479
TOTAL MARKET OB/XF VALUE	6,373
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	496,852
SOH/AGL Deduction	0
ASSESSED VALUE	496,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,852
TOTAL JUST VALUE	496,852
NCON VALUE	316,852
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	479,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217806	H/AC	0	12/01/2012
B9805468	NEW CONSTR	98,100	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1545	1/13/2023	WD	Q	I	02	670,000
GRANTOR: AMATO CHARLES K						
GRANTEE: HEGNER STEPHEN J TR						
1225/1097	4/27/2004	WD	Q	I		262,000
GRANTOR: SANDUSKY GREG L & NIN						
GRANTEE: AMATO CHARLES K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 S9 W8 FOP=[YR=1999] W19 S9 E2 S1 E15 N8 E2 N2 $ S2 W2 S8 W15 N1 W2 N9 W15 S43 E15 FOP=[YR=1999] E9 N3 W2 N5 W7 S8 $ N8 E7 S5 E13 FGR=[YR=1999] S9 E22 N27 W6 S7 W16 S11 $ N11 E16 N7 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	0810	CONCRETE A	0	0	0	0	1,064.00	SF	6.50	6.50	100	1999	1999	3	79	5,464	
2	0810	CONCRETE A	0	0	0	0	177.00	SF	6.50	6.50	100	1999	1999	3	79	909	

LAND DESCRIPTION

TOTAL OB/XF 6,373

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	000100	C	SFR	0	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 Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS