LOT 17
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

JOHNSON FAMILY TRUST/JOHNSON LAURIE A TRUSTEE
1875 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

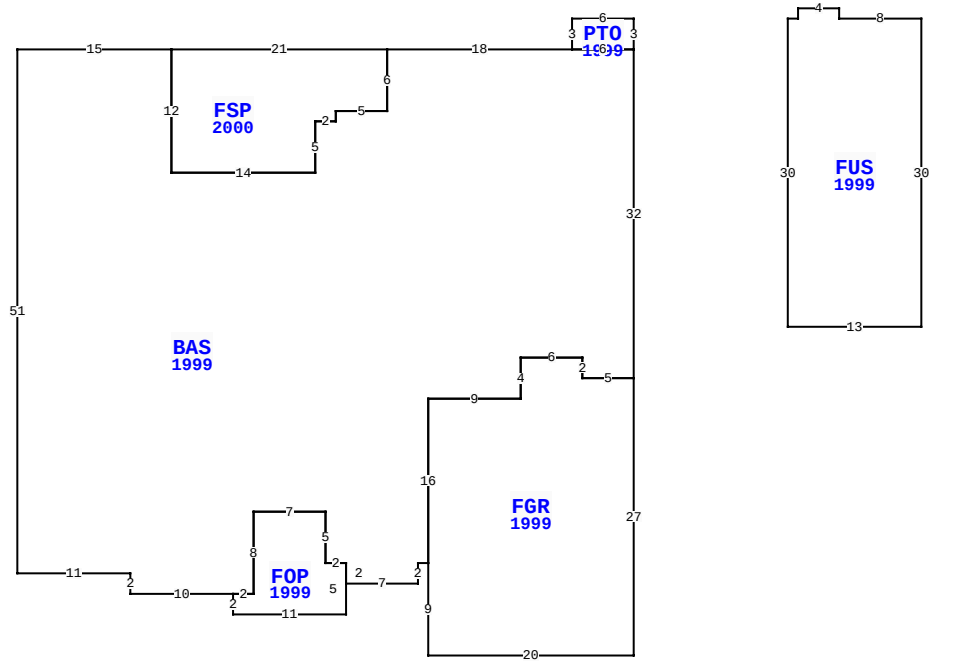
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2,460	309,375
FGR	534	55	294	36,974
FOP	84	30	25	3,144
FSP	212	40	85	10,690
FUS	394	100	394	49,550
PTO	18	5	1	126
TOTALS	3,702		3,259	409,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,259	116.3800	138.20	450,394	1999	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 2854 HX Base Yr 2021



1875 ANCHORAGE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		409,859
TOTAL MARKET OB/XF VALUE		21,525
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		611,384
SOH/AGL Deduction		142,759
ASSESSED VALUE		468,625
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,625
TOTAL JUST VALUE		611,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007040	SWIM POOL	18,770	04/01/2000
B9906184	NEW CONSTR	136,744	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1193	8/08/2022	WD	U	I	11	100
GRANTOR: JOHNSON LAURIE A & DE						
GRANTEE: JOHNSON FAMILY TRUS						
2342/1142	2/26/2020	WD	Q	I	01	535,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: JOHNSON LAURIE A &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W6 S3 BAS=[YR=1999] W18 FSP=[YR=2000] W21 S12 E14 N5 E2 N1 E5 N6 $ S6 W5 S1 W2 S5 W14 N12 W15 S51 E11 S2 E10 FOP=[YR=1999] S2 E11 N5 W2 N5 W7 S8 W2 $ E2 N8 E7 S5 E2 S2 E7 N2 E1 FGR=[YR=1999] S9 E20 N27 W5 N2 W6 S4 W9 S16 $ N16 E9 N4 E6 S2 E5 N32 W6 $ E6 N3 $ PTR= E15 FUS=[YR=1999] E1 N1 E4 S1 E8 S30 W13 N30 $ 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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,249.00	SF	6.50	6.50	100	1999	1999	3	79	6,414	
3	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	1999	1999	3	79	893	
4	0861	POOL GUNIT	0	100	0	0	296.00	SF	85.00	85.00	100	2000	2000	3	27	6,793	
5	0845	KOOL DECK	0	100	0	0	674.00	SF	7.25	7.25	100	2000	2000	3	80	3,909	
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	24.00	24.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 21,525

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