

LOT 19
IN OR 2246/262
THE BREAKERS @ OCEAN REACH #2

KICKLIGHTER CHARLES E & A JEAN
1911 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,963	100	2,963	366,447
FGR	522	55	287	35,495
FOP	18	30	5	619
FOP	150	30	45	5,565
FOP	301	30	90	11,130

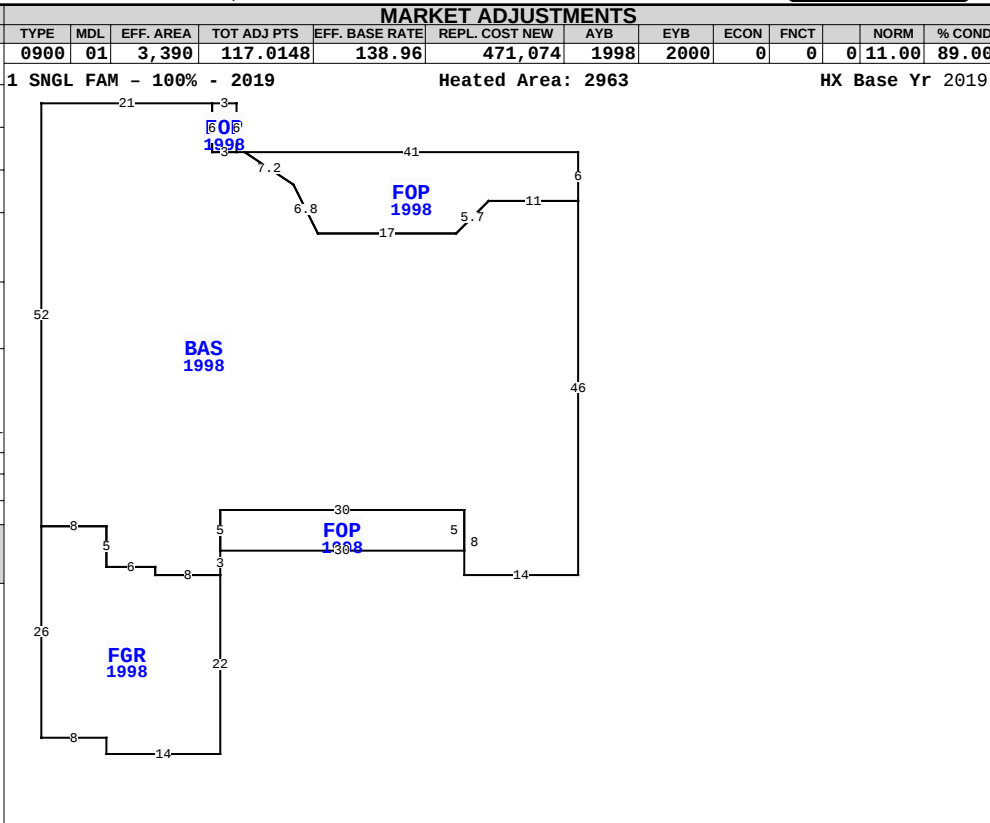
TOTALS	3,954	3,390	419,256
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EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,240.00	SF	7.00	7.00	100	2012	2012	3	94	8,159	
3	0855	CONC PAVER	0	100	0	0	436.00	SF	7.00	7.00	100	2012	2012	3	94	2,869	
4	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2011	2011	3	68	24,045	
5	0911	SCRN RM A	0	100	0	0	966.00	SF	17.50	17.50	100	2011	2011	3	55	9,298	
6	0855	CONC PAVER	0	100	0	0	596.00	SF	7.00	7.00	100	2011	2011	3	93	3,880	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550	
9	0855	CONC PAVER	0	100	0	0	40.00	SF	7.00	7.00	100	2011	2011	3	93	260	
10	0855	CONC PAVER	0	100	0	0	133.00	SF	7.00	7.00	100	2012	2012	3	94	875	

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							



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

1911 ANCHORAGE PL, FERNANDINA BEACH

TOTAL OB/XF																	53,941
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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	
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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

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		419,256
TOTAL MARKET OB/XF VALUE		53,941
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		653,197
SOH/AGL Deduction		273,925
ASSESSED VALUE		379,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		329,272
TOTAL JUST VALUE		653,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24723	XFOB	20,507	05/01/2011
B9804764	NEW CONSTR	148,200	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/0262	12/27/2018	WD	Q	I	02	485,000
GRANTOR: BACHELDER COLE E &						
GRANTEE: KICKLIGHTER CHARLES						
1715/0001	12/15/2010	WD	Q	I	01	380,000
GRANTOR: BROWN THOMAS E & JEAN						
GRANTEE: BACHELDER COLE E &						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=1998] W41 BAS=[YR=1998] W1 FOP=[YR=1998] N6 W3 S6 E3\$ W3 N6 W21 S52 FGR=[YR=1998] S26 E8 S2 E14 N22 W8 N1 W6 N5 W8\$ E8 S5 E6 S1 E8 N3FOP=[YR=1998] E30 N5 W30 S5\$ N5 E30 S8 E14 N46 W11 D4 L4 W17 U6 L3 U4 L6 \$ R6 D4 D6 R3 E17 U4 R4 E11 N6\$.