LOT 20
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

GUNDERSEN JAN C L/E/
1919 ANCHORAGE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0020-0000

BUILDING CHARACTERISTICS

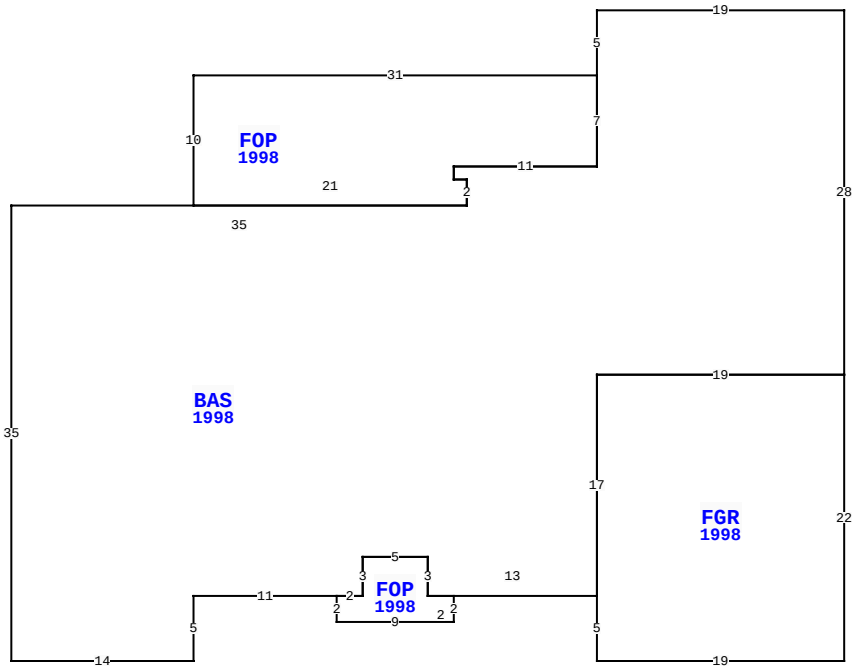
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,968	100	1,968	263,629
FGR	418	55	230	30,811
FOP	33	30	10	1,339
FOP	279	30	84	11,253
TOTALS	2,698		2,292	307,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,292	124.6462	148.02	339,262	1998	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 1999 Heated Area: 1968 HX Base Yr 1999



1919 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		307,032
TOTAL MARKET OB/XF VALUE		19,894
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		506,926
SOH/AGL Deduction		260,290
ASSESSED VALUE		246,636
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		191,636
TOTAL JUST VALUE		506,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905845	SWIM POOL	12,000	03/01/1999
B9905879	XFOB	10,374	03/01/1999
B9805288	NEW CONSTR	98,600	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1968	1/03/2020	QC	U	I	11	100
GRANTOR: GUNDERSEN JAN C						
GRANTEE: BELSITO DAVID G & D						
0862/0084	1/08/1999	WD	U	I	21	178,800
GRANTOR: PANITZ HOMES						
GRANTEE: GUNDERSEN TEDRICK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 S5 FOP=[YR=1998] W31 S10 E21 N2 W1 N1 E11 N7 $ S7 W11 S1 E1 S2 W35 S35 E14 N5 E11 FOP=[YR=1998] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 FGR=[YR=1998] S5 E19 N22 W19 S17 $ N17 E19 N28 $.

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	100	0	0	126.00	SF	6.50	6.50	100	2005	2005	3	87	713	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2005	2005	3	87	438	
3	0861	POOL GUNIT	0	100	0	0	386.00	SF	85.00	85.00	100	1999	1999	3	25	8,203	
4	0845	KOOL DECK	0	100	0	0	685.00	SF	7.25	7.25	100	1999	1999	3	79	3,923	
5	0910	SCRN RM L	0	100	0	0	1,008.00	SF	15.00	15.00	100	1999	1999	3	20	3,024	
6	0855	CONC PAVER	0	100	0	0	464.00	SF	7.00	7.00	100	2005	2005	3	87	2,826	
7	0855	CONC PAVER	0	100	0	0	126.00	SF	7.00	7.00	100	2005	2005	3	87	767	

LAND DESCRIPTION

TOTAL OB/XF 19,894

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