LOT 21
IN OR 1910/1556
THE BREAKERS @ OCEAN REACH #2

GROGAN JAN L
100 THORN RIDGE TRAIL
FAYETTEVILLE, GA 30214

2023

00-00-30-085C-0021-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

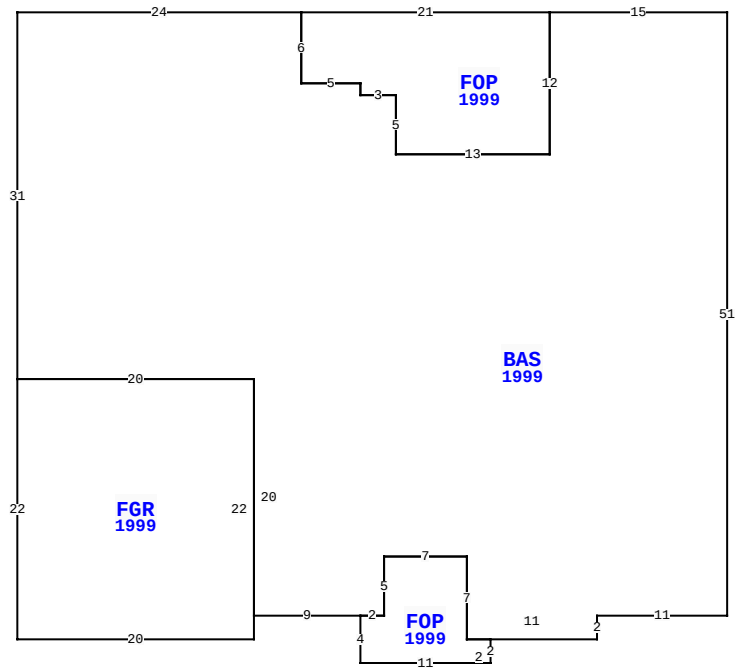
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	326,977
FGR	440	55	242	32,430
FOP	75	30	22	2,948
FOP	207	30	62	8,308
TOTALS	3,162		2,766	370,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,766	127.5120	151.42	418,828	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 2440 HX Base Yr



1927 ANCHORAGE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	370,663
TOTAL MARKET OB/XF VALUE	18,319
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	568,982
SOH/AGL Deduction	104,761
ASSESSED VALUE	464,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,221
TOTAL JUST VALUE	568,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906210	XFOB	7,866	06/01/1999
B9906016	SWIM POOL	12,000	04/01/1999
B9905806	NEW CONSTR	122,250	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1910/1556	4/02/2014	WD	Q	I	02	375,000
GRANTOR: WADE BILLIE W						
GRANTEE: GROGAN JAN L						
1478/0149	2/12/2007	WD	Q	I		470,000
GRANTOR: BOMAR JUDY HART						
GRANTEE: WADE BILLIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 FOP=[YR=1999] W21 S6 E5 S1 E3 S5 E13 N12 $ S12 W13 N5 W3 N1 W5 N6 W24 S31 FGR=[YR=1999] S22 E20 N22 W20 $ E20 S20 E9 FOP=[YR=1999] S4 E11 N2 W2 N7 W7 S5 W2 $ E2 N5 E7 S7 E11 N2 E11 N51 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	0	0	681.00	SF	6.50	6.50	100	1999	1999	3	79	3,497	
3	0866	POOL FIBER	0	0	0	0	383.00	SF	72.00	72.00	100	1999	1999	3	20	5,515	
4	0845	KOOL DECK	0	0	0	0	470.00	SF	7.25	7.25	100	1999	1999	3	79	2,692	
5	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	1999	1999	3	79	293	
6	0911	SCRN RM A	0	0	0	0	852.00	SF	17.50	17.50	100	2000	2000	3	20	2,982	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 18,319

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 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS