

LOT 22
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

KING RODNEY L & SUSAN D
1935 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0022-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	16	WD FR STUC 100	0900	01	3,149	118.3902	140.59	442,718	1999	2004	0	0	0	9.00	91.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 2779													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
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	2,434	100	2,434	311,398																									
BAS	345	100	345	44,139																									
FGR	520	55	286	36,590																									
FOP	65	30	20	2,559																									
FOP	213	30	64	8,188																									
TOTALS			3,577	3,149	402,873																								
EXTRA FEATURES					1935 ANCHORAGE PL, FERNANDINA BEACH																								
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	1999	1999	3	84	2,940													
2	0810	CONCRETE A	0	100	0	0	119.00	SF	6.50	6.50	100	1999	1999	3	79	611													
3	0855	CONC PAVER	0	100	0	0	81.00	SF	7.00	7.00	100	2005	2005	3	87	493													
4	0910	SCRN RM L	0	100	0	0	871.00	SF	15.00	15.00	100	1999	1999	3	20	2,613													
5	0861	POOL GUNIT	0	100	0	0	335.00	SF	85.00	85.00	100	1999	1999	3	25	7,119													
6	0845	KOOL DECK	0	100	0	0	532.00	SF	7.25	7.25	100	1999	1999	3	79	3,047													
7	0855	CONC PAVER	0	100	0	0	496.00	SF	7.00	7.00	100	2005	2005	3	87	3,021													
8	0855	CONC PAVER	0	100	0	0	49.00	SF	7.00	7.00	100	2005	2005	3	87	298													
TOTAL OB/XF 20,142																													
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												
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																													

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE 402,873

TOTAL MARKET OB/XF VALUE 20,142

TOTAL LAND VALUE - MARKET 180,000

TOTAL MARKET VALUE 603,015

SOH/AGL Deduction 6,761

ASSESSED VALUE 596,254

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 546,254

TOTAL JUST VALUE 603,015

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 578,887

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B17901 ADDITION 17,160 10/31/2006

B9906211 XF0B 7,866 06/01/1999

B9906050 SWIM POOL 12,000 05/01/1999

B9905840 NEW CONSTR 122,250 03/01/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2444/1213 3/19/2021 WD Q I 01 610,000

GRANTOR: HENRY LARRY L & BREND

GRANTEE: KING RODNEY L & SUS

1872/0655 7/29/2013 WD U I 30 100

GRANTOR: HENRY LARRY L & BREND

GRANTEE: HENRY LARRY L & BRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 S23 FOP=[YR=1999] W21 BAS=[YR=1999] W24 S31 FGR=[YR=1999] S26 E20 N26 W20 \$ E20S20 E8 FOP=[YR=1999] S3 E10 N8 W7 S5 W3 \$ E3 N5 E7 S7 E11 N2 E11N51 W15 S12 W14 N3 W1 N3 W6 N6\$ S6 E6 S3 E1 S3 E14 N12\$ E15 N23\$.