

LOT 23  
THE BREAKERS @ OCEAN REACH #2  
PB 6/71-72

REID DARREN M L/E/  
1943 ANCHORAGE PL  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-085C-0023-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	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
BAS	2,308	100	2,308
FGR	465	55	256
FOP	154	30	46
FOP	158	30	47
PTO	9	5	0
TOTALS	3,094		2,657
			361,036

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,657	125.7456	149.32	396,743	1999	2004	0	0	9.00	91.00

1 SNGL FAM - 100% - 2019 Heated Area: 2308 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		361,036	
TOTAL MARKET OB/XF VALUE		19,513	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		560,549	
SOH/AGL Deduction		197,052	
ASSESSED VALUE		363,497	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		313,497	
TOTAL JUST VALUE		560,549	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		537,980	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007520	XFOB	4,000	10/01/2000
B0007448	SWIM POOL	12,000	08/01/2000
B0047115	XFOB	4,000	08/01/2000
B9805438	NEW CONSTR	114,150	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0406	3/07/2023	LE	U	I	11	100

GRANTOR: REID DARREN M  
GRANTEE: REID TODD

2093/0453	1/04/2017	WD	Q	I	01	420,000
GRANTOR: TATUM JOHN G II & BLA GRANTEE: REID DARREN M						

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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	1,213.00	SF	6.50	6.50	100	1999	1999	3	79	6,229	
3	0810	CONCRETE A	0	100	0	16.00	SF	6.50	6.50	100	1999	1999	3	79	82	
4	0910	SCRN RM L	0	100	45	675.00	SF	15.00	15.00	100	2000	2000	3	20	2,025	
5	0861	POOL GUNIT	0	100	0	262.00	SF	85.00	85.00	100	2000	2000	3	27	6,013	
6	0845	KOOL DECK	0	100	0	349.00	SF	7.25	7.25	100	2000	2000	3	80	2,024	
7	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	

1943 ANCHORAGE PL, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W27 FOP=[YR=1999] W22 S1 E2 S2 E1 S6 E16 N6 E1 N2 E2 N1 \$ S1 W2 S2 W1 S6 W16 N6 W1 N2 W2 N1 W8 S1 W2 S2 W1 S3 E1 S3 E10 FOP=[YR=1999] S2 E18 FGR=[YR=1999] S23 E12 N2 E9 N15 PTO=[YR=1999] E3 N3 W3 S3 \$ N6 W21 \$ N7 W9 N6 W7 S11 W2 \$ E2 N11 E7 S6 E9 S7 E21 N45 \$ .	

LAND DESCRIPTION										TOTAL OB/XF														
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							