LOT 8 IN OR 844/368
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

SELL ROBERT D & JANIS E
1956 ANCHORAGE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0008-0000

BUILDING CHARACTERISTICS

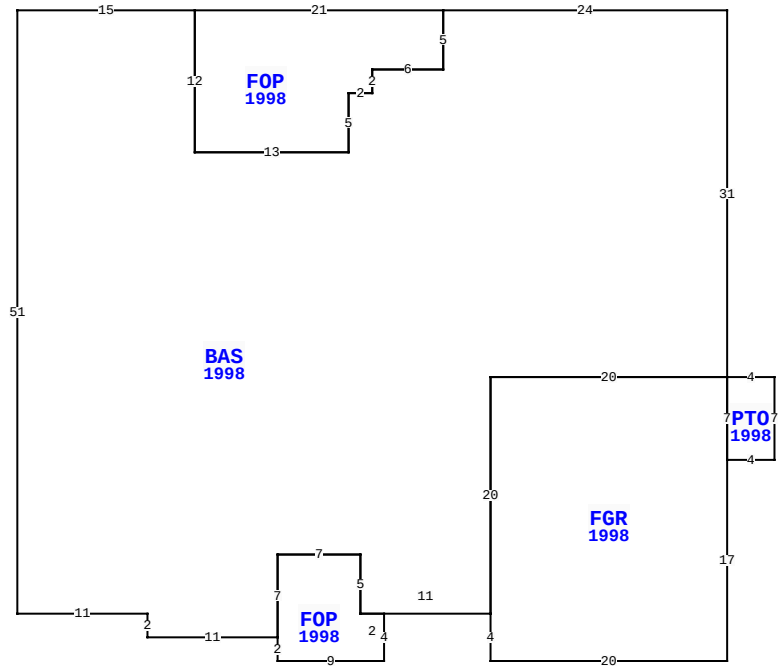
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,447	100	2,447	335,212
FGR	480	55	264	36,165
FOP	71	30	21	2,876
FOP	200	30	60	8,220
PTO	28	5	1	137
TOTALS	3,226		2,793	382,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,793	121.7712	152.21	425,123	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 1999 Heated Area: 2447 HX Base Yr 1999



1956 ANCHORAGE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		382,611
TOTAL MARKET OB/XF VALUE		6,199
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		638,810
SOH/AGL Deduction		382,551
ASSESSED VALUE		256,259
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,259
TOTAL JUST VALUE		638,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804794	NEW CONSTR	122,250	03/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0844/0368	8/07/1998	WD	Q	I		197,000
GRANTOR: PANITZ HOMES						
GRANTEE: SELL ROBERT D & JAN						
0822/1859	2/18/1998	WD	U	V	09	68,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 FOP=[YR=1998] W21 S12 E13 N5 E2 N2 E6 N5 $ S5 W6 S2 W2 S5 W13 N12 W15 S51 E11 S2 E11 FOP=[YR=1998] S2 E9 N4 W2 N5 W7 S7 $ N7 E7 S5 E11 FGR=[YR=1998] S4 E20 N17 PTO=[YR=1998] E4 N7 W4 S7 $ N7 W20 S20 $ N20 E20 N31 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	614.00	SF	6.50	6.50	100	1998	1998	3	75	2,993	
3	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	100	1998	1998	3	75	371	

LAND DESCRIPTION

TOTAL OB/XF 6,199

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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS