

LOT 10
IN OR 1001/481
THE BREAKERS @ OCEAN REACH #2

TAYLOR KATHRYN
1934 ANCHORAGE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0010-0000



BUILDING CHARACTERISTICS	
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 60
Interior Floo	11 CLAY TILE 40
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,285	100	2,285	326,942
FGR	486	55	267	38,203
FOP	152	30	46	6,582
FOP	158	30	47	6,725
FOP	184	30	55	7,870
PTO	16	5	1	143

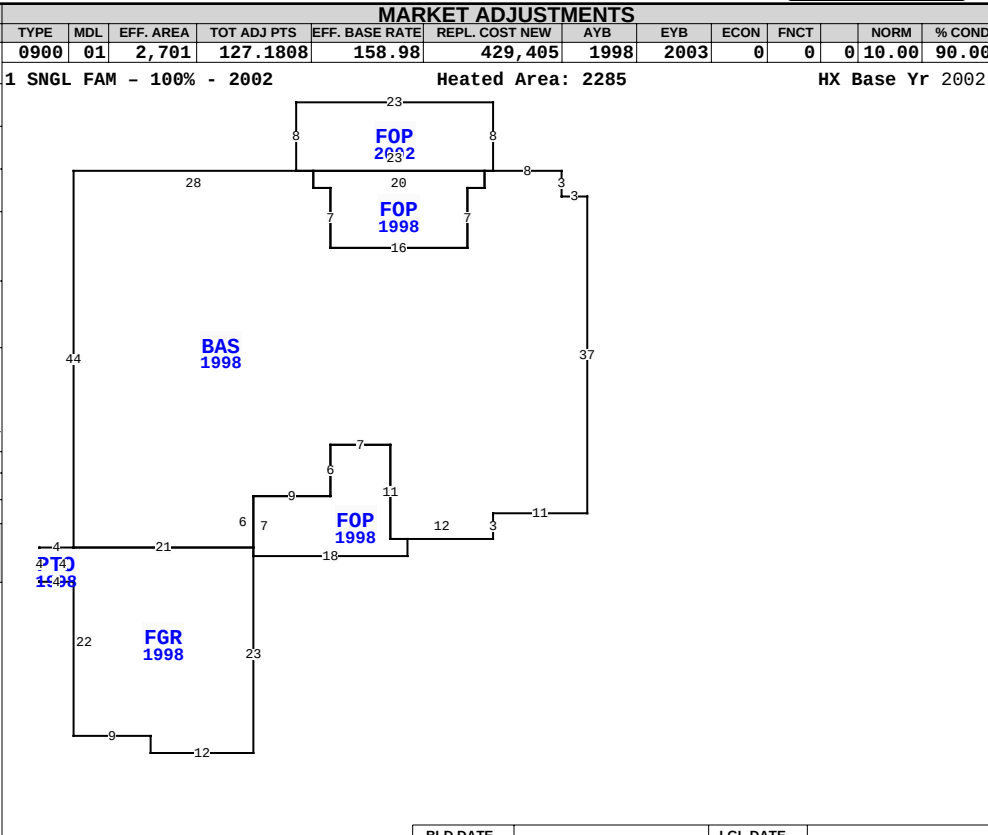
TOTALS	3,281		2,701	386,464
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EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0855	CONC PAVER	0 100	0	0	1,552.00	SF	7.00	7.00	100	2005	2005	3	86	9,343	
3	0861	POOL GUNIT	0 100	0	0	521.00	SF	85.00	85.00	100	2002	2002	3	29	12,843	
4	0855	CONC PAVER	0 100	0	0	626.00	SF	7.00	7.00	100	2004	2004	3	84	3,681	
5	0910	SCRN RM L	0 100	0	0	1,122.00	SF	15.00	15.00	100	2002	2002	3	20	3,366	

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	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							



1934 ANCHORAGE PL, FERNANDINA BEACH

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

TOTAL OB/XF 32,068

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

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Dist:		
BUILDING MARKET VALUE		386,464
TOTAL MARKET OB/XF VALUE		32,068
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		668,532
SOH/AGL Deduction		335,456
ASSESSED VALUE		333,076
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		278,076
TOTAL JUST VALUE		668,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108957	XFOB	8,000	10/01/2001
B9805016	NEW CONSTR	114,150	05/01/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1001/0481	8/03/2001	WD	Q	I		257,000

SALES DATA

GRANTOR: TODD RUFUS L & LUCY A	
GRANTEE: TAYLOR MAYNARD & KA	
0851/0563	10/06/1998 WD Q I 184,600
GRANTOR: PANITZ HOMES	
GRANTEE: TODD RUFUS L & LUCY	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1998] W3 N3 W8 FOP=[YR=2002] N8 W23 S8 E23 \$ W1
FOP=[YR=1998] W20 S2 E2 S7 E16 N7 E2 N2 \$ S2 W2 S7 W16 N7 W2
N2 W28 S44 PTO=[YR=1998] W4 S4 E4 N4 \$ FGR=[YR=1998] S22 E9
S2 E12 N23 FOP=[YR=1998] E18 N2 W2 N11 W7 S6 W9 S7 \$ N1 W21 \$
E21 N6 E9 N6 E7 S11 E12 N3 E11 N37 \$.