LOT 12
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

RICHARDSON MONICA M
1918 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0012-0000

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

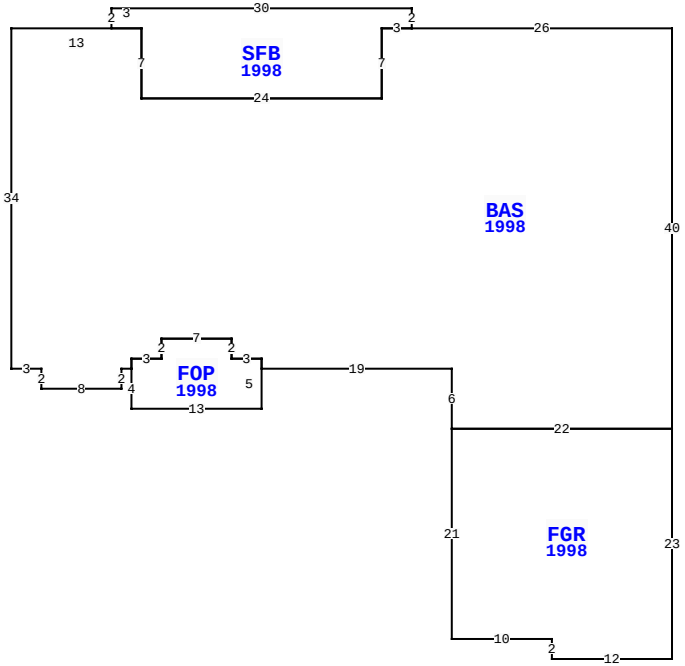
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2,197	292,779
FGR	486	55	267	35,582
FOP	79	30	24	3,199
SFB	228	80	182	24,254
TOTALS	2,990		2,670	355,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	118.4592	148.07	395,347	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2379 HX Base Yr 2005



1918 ANCHORAGE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		355,812
TOTAL MARKET OB/XF VALUE		23,787
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		629,599
SOH/AGL Deduction		317,940
ASSESSED VALUE		311,659
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		256,659
TOTAL JUST VALUE		629,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311922	ADDITION	7,912	11/01/2003
B9805086	NEW CONSTR	108,150	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2334/1463	1/15/2020	QC	U	I	11	100
GRANTOR: ROUSSELOW TIMOTHY R						
GRANTEE: RICHARDSON MONICA M						
1233/1847	5/27/2004	WD	Q	I		270,000
GRANTOR: WEEMS JOHN K & LINDA						
GRANTEE: RICHARDSON MONICA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 SFB=[YR=1998] N2 W30 S2 E3 S7 E24 N7 E3 $ W3 S7 W24 N7 W13 S34 E3 S2 E8 N2 E1 FOP=[YR=1998] S4 E13 N5 W3 N2 W7 S2 W3 S1 $ N1 E3 N2 E7 S2 E3 S1 E19 S6 FGR=[YR=1998] S21 E10 S2 E12 N23 W22 $ E22 N40 $.

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	983.00	SF	6.50	6.50	100	1998	1998	3	75	4,792	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1998	1998	3	75	190	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2003	2003	3	32	7,834	
5	0911	SCRN RM A	0	100	0	0	1,040.00	SF	17.50	17.50	100	2003	2003	3	21	3,822	
6	0845	KOOL DECK	0	100	0	0	682.00	SF	7.25	7.25	100	2003	2003	3	83	4,104	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210	

LAND DESCRIPTION

TOTAL OB/XF 23,787

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