

LOT 13
IN OR 2182/836
THE BREAKERS @ OCEAN REACH #2

BRENNAN ALLAN & JACQUALYN L/E/
1910 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0013-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
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	2,439	100	2,439	352,138
FGR	440	55	242	34,940
FOP	75	30	22	3,176
FSP	209	40	84	12,128
TOTALS	3,163		2,787	402,382

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,787	128.3400	160.42	447,091	1998	2003	0	0	10.00	90.00

1 SNGL FAM - 100% - 2014

Heated Area: 2439

HX Base Yr 2014

The site map illustrates a property layout with four distinct areas labeled in blue: FSP 1998, BAS 1998, FGR 1998, and FOP 1998. The layout is defined by a series of connected line segments with numerical dimensions. The FGR 1998 area is a large rectangle on the left. The FOP 1998 area is a smaller rectangle at the bottom center. The FSP 1998 area is a complex shape at the top right. The BAS 1998 area is a large open space in the center. The dimensions for the various segments are as follows: Top boundary: 24, 21, 15. Right boundary: 12, 51. Bottom boundary: 13, 11, 11, 2, 2, 11, 2,