LOT 16
IN OR 2184/93
THE BREAKERS @ OCEAN REACH #2

BURKE DAVID R/JUDD CATHERINE E
1867 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

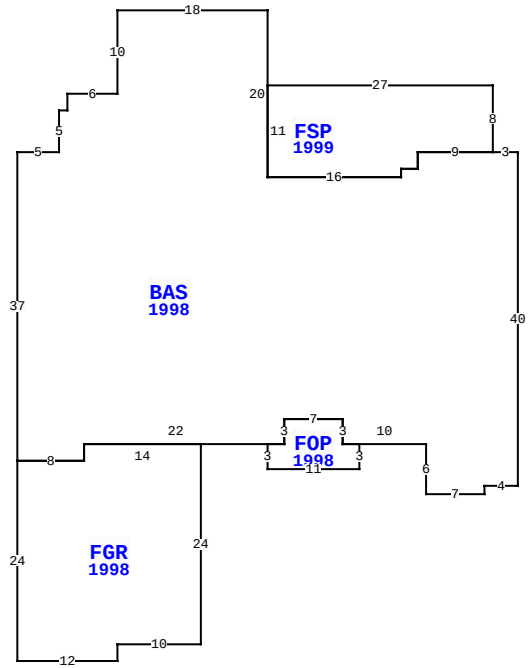
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,458	100	2,458	333,599
FGR	536	55	295	40,037
FOP	54	30	16	2,172
FSP	268	40	107	14,522
TOTALS	3,316		2,876	390,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,876	120.6396	150.80	433,701	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2019 Heated Area: 2458 HX Base Yr 2019



1867 ANCHORAGE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		390,331
TOTAL MARKET OB/XF VALUE		7,013
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		647,344
SOH/AGL Deduction		275,140
ASSESSED VALUE		372,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,204
TOTAL JUST VALUE		647,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804732	NEW CONSTR	122,200	03/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0093	3/16/2018	WD	Q	I	01	425,000
GRANTOR: NAIRN JAMES P & CAROL						
GRANTEE: BURKE DAVID R & CAT						
1694/0940	8/12/2010	WD	U	I	30	100
GRANTOR: NAIRN JAMES P & CAROL						
GRANTEE: NAIRN JAMES P & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 FSP=[YR=1999] N8 W27 S11 E16 N1 E2 N2 E9 $ W9 S2 W2 S1 W16 N20 W18 S10 W6 S2 W1 S5 W5 S37 FGR=[YR=1998] S24 E12 N2 E10 N24 W14 S2 W8 $ E8 N2 E22 FOP=[YR=1998] S3 E11 N3 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E10 S6 E7 N1 E4 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	842.00	SF	6.50	6.50	100	1998	1998	3	75	4,105	
3	0810	CONCRETE A	0	100	0	0	15.00	SF	6.50	6.50	100	1998	1998	3	75	73	

LAND DESCRIPTION

TOTAL OB/XF 7,013

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