LOT 18
IN OR 1928/1499
THE BREAKERS @ OCEAN REACH #2

MCINTYRE DAVID L
1883 ANCHORAGE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0018-0000

BUILDING CHARACTERISTICS

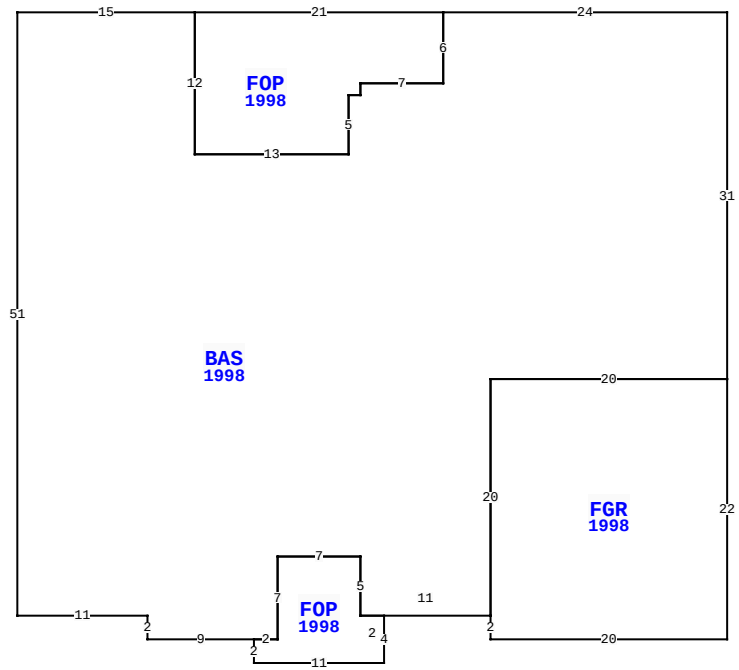
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,442	100	2,442	334,527
FGR	440	55	242	33,152
FOP	75	30	22	3,014
FOP	205	30	62	8,493
TOTALS	3,162		2,768	379,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,768	121.7712	152.21	421,317	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 1999 Heated Area: 2442 HX Base Yr 1999



1883 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		379,185
TOTAL MARKET OB/XF VALUE		8,842
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		638,027
SOH/AGL Deduction		380,928
ASSESSED VALUE		257,099
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,099
TOTAL JUST VALUE		638,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805142	NEW CONSTR	122,250	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/1499	7/16/2014	QC	U	I	11	100
GRANTOR: MCINTYRE DAVID L & MA						
GRANTEE: MCINTYRE DAVID L						
0860/0605	12/23/1998	WD	Q	I		193,700
GRANTOR: PANITZ HOMES						
GRANTEE: MCINTYRE DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 FOP=[YR=1998] W21 S12 E13 N5 E1 N1 E7 N6 $ S6 W7 S1 W1 S5 W13 N12 W15 S51 E11 S2 E9 FOP=[YR=1998] S2 E11 N4 W2 N5 W7 S7 W2 $ E2 N7 E7 S5 E11 FGR=[YR=1998] S2 E20 N22 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	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
3	0810	CONCRETE A	0	100	0	0	1,172.00	SF	6.50	6.50	100	1998	1998	3	75	5,714	

LAND DESCRIPTION

TOTAL OB/XF 8,842

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