

LOT 19
IN OR 2246/262
THE BREAKERS @ OCEAN REACH #2

KICKLIGHTER CHARLES E & A JEAN
1911 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0019-0000



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 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

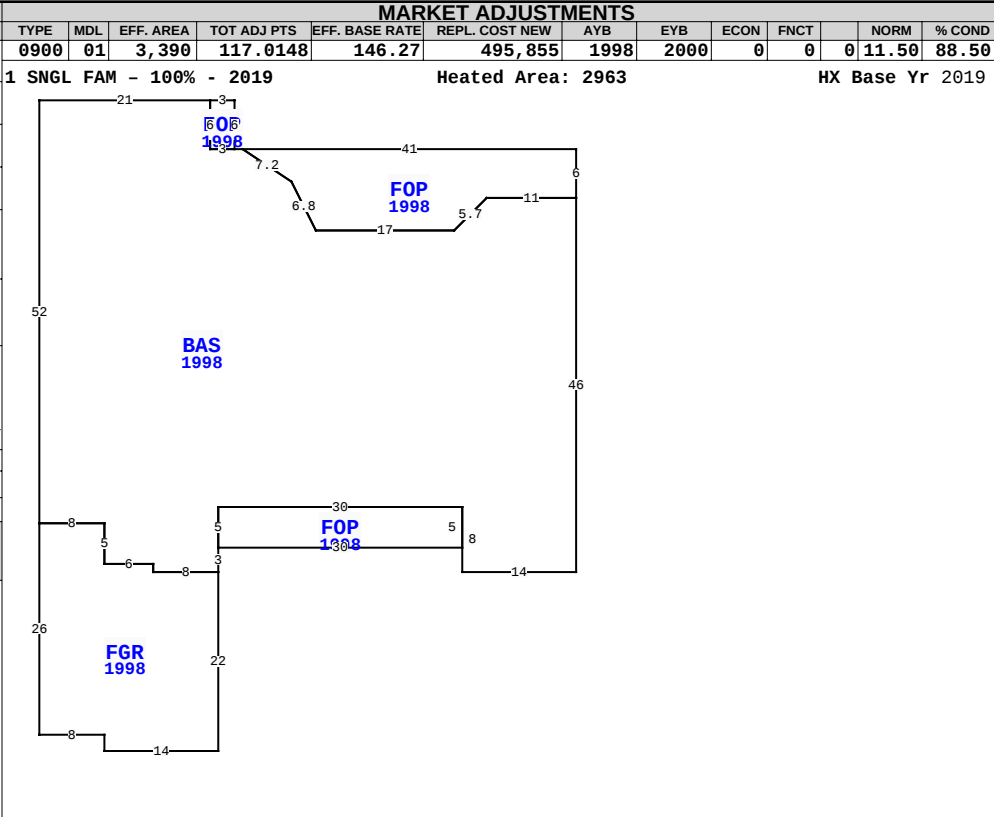
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,963	100	2,963	383,557
FGR	522	55	287	37,151
FOP	18	30	5	647
FOP	150	30	45	5,825
FOP	301	30	90	11,650

TOTALS	3,954	3,390	438,832
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0855
3	0855
4	0861
5	0911
6	0855
7	0871
8	0877
9	0855
10	0855



1911 ANCHORAGE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,240.00	SF	7.00	7.00	100	2012	2012	3	93	8,072	
3	0855	CONC PAVER	0	100	0	0	436.00	SF	7.00	7.00	100	2012	2012	3	93	2,838	
4	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2011	2011	3	64	22,630	
5	0911	SCRN RM A	0	100	0	0	966.00	SF	17.50	17.50	100	2011	2011	3	50	8,453	
6	0855	CONC PAVER	0	100	0	0	596.00	SF	7.00	7.00	100	2011	2011	3	92	3,838	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500	
9	0855	CONC PAVER	0	100	0	0	40.00	SF	7.00	7.00	100	2011	2011	3	92	258	
10	0855	CONC PAVER	0	100	0	0	133.00	SF	7.00	7.00	100	2012	2012	3	93	866	

LAND DESCRIPTION										TOTAL OB/XF						51,290			
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	LA VAL		
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	250,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1		8
VALUATION SUMMARY		STANDARD		
VALUATION BY		Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		438,832		
TOTAL MARKET OB/XF VALUE		51,290		
TOTAL LAND VALUE - MARKET		250,000		
TOTAL MARKET VALUE		740,122		
SOH/AGL Deduction		349,472		
ASSESSED VALUE		390,650		
TOTAL EXEMPTION VALUE		50,000		HX HB
BASE TAXABLE VALUE		340,650		
TOTAL JUST VALUE		740,122		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		653,197		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24723	XFOB	20,507	05/01/2011
B9804764	NEW CONSTR	148,200	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/0262	12/27/2018	WD	Q	I	02	485,000
GRANTOR: BACHELDER COLE E &						
GRANTEE: KICKLIGHTER CHARLES						
1715/0001	12/15/2010	WD	Q	I	01	380,000
GRANTOR: BROWN THOMAS E & JEAN						
GRANTEE: BACHELDER COLE E &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=1998] W41 BAS=[YR=1998] W1 FOP=[YR=1998] N6 W3 S6 E3\$ W3 N6 W21 S52 FGR=[YR=1998] S26 E8 S2 E14 N22 W8 N1 W6 N5 W8\$ E8 S5 E6 S1 E8 N3FOP=[YR=1998] E30 N5 W30 S5\$ N5 E30 S8 E14 N46 W11 D4 L4 W17 U6 L3 U4 L6 \$ R6 D4 D6 R3 E17 U4 R4 E11 N6\$.	