

KING RODNEY L & SUSAN D
1935 ANCHORAGE PL
FERNANDINA BEACH, FL 32034

00-00-30-085C-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		16		WD FR STUC 100		0900		01		3,149		118.3902		147.99		466,021		1999		2004		0		0		9.50		90.50		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2022								Heated Area: 2779														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 8									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		14		CARPET 70																										BUILDING MARKET VALUE									
Interior Floo		11		CLAY TILE 30																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				4 100																										SOH/AGL Deduction									
Bathrooms				3 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Units		0		100																										TOTAL JUST VALUE									
Occupancy		00		NONE 100																										NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
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		2,434		100		2,434		325,988																															
BAS		345		100		345		46,207																															
FGR		520		55		286		38,304																															
FOP		65		30		20		2,679																															
FOP		213		30		64		8,571																															
TOTALS		3,577				3,149		421,749																															
EXTRA FEATURES										1935 ANCHORAGE PL, FERNANDINA BEACH										BLD DATE										LGL DATE									
																				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		1999		1999		3		83		2,905											
2		0810		CONCRETE A		0 100		0 0		119.00		SF		6.50		6.50		100		1999		1999		3		77		596											
3		0855		CONC PAVER		0 100		0 0		81.00		SF		7.00		7.00		100		2005		2005		3		86		488											
4		0910		SCRN RM L		0 100		0 0		871.00		SF		15.00		15.00		100		1999		1999		3		20		2,613											
5		0861		POOL GUNIT		0 100		0 0		335.00		SF		85.00		85.00		100		1999		1999		3		23		6,549											
6		0845		KOOL DECK		0 100		0 0		532.00		SF		7.25		7.25		100		1999		1999		3		77		2,970											
7		0855		CONC PAVER		0 100		0 0		496.00		SF		7.00		7.00		100		2005		2005		3		86		2,986											
8		0855		CONC PAVER		0 100		0 0		49.00		SF		7.00		7.00		100		2005		2005		3		86		295											