BLOCK 9 LOT 13
LAKEWOOD #3 PB 5/193-194

LOWE ANGELA
1533 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0009-0130

BUILDING CHARACTERISTICS

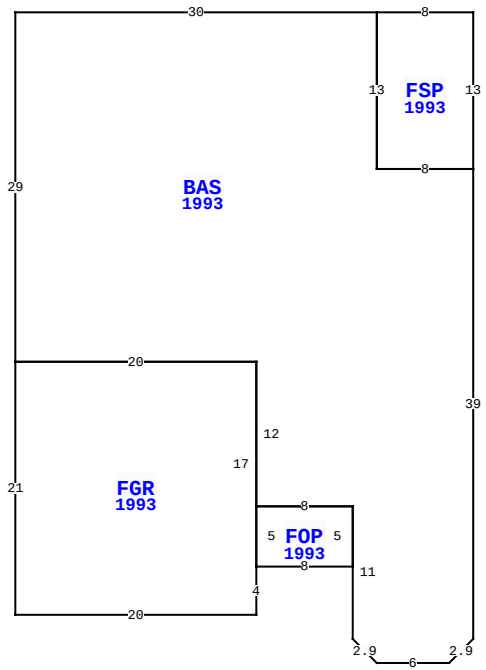
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	167,410
FGR	420	55	231	28,860
FOP	40	30	12	1,500
FSP	104	40	42	5,247
TOTALS	1,904		1,625	203,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,625	125.4396	148.96	242,060	1988	1988	0	0	0	16.13	83.87

1 SNGL FAM – 100% - 2022 Heated Area: 1340 HX Base Yr 2022



1533 CANTERBURY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,016
TOTAL MARKET OB/XF VALUE		2,465
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		335,481
SOH/AGL Deduction		50,464
ASSESSED VALUE		285,017
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,017
TOTAL JUST VALUE		335,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4991	NEW CONSTR	63,595	08/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0345	9/08/2020	WD	Q	I	01	301,000
GRANTOR: DODGE WALDO E II REVO						
GRANTEE: LOWE ANGELA						
1915/1951	4/16/2014	WD	Q	I	01	220,000
GRANTOR: BRIM SUSAN T						
GRANTEE: HOLDEN-DODGE RHETT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAS=[YR=1993] W30 S29 FGR=[YR=1993] S21 E20 N4 FOP=[YR=1993] E8 N5 W8 S5$ N17 W20$ E20 S12 E8 S11 D2 R2 E6 U2 R2 N39 W8 N13$ S13 E8 N13$.

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	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1988	1988	3	57	189	
2	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	100	1988	1988	3	57	2,276	

LAND DESCRIPTION

TOTAL OB/XF 2,465

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		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 04/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS