

BLOCK 9 LOT 15
IN OR 1904/1659
LAKEWOOD #2 PB 5/136

MYERS DEBORAH A
1553 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0009-0150



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	PAGE 1 of 1 2															
Exterior Wall	05	AVERAGE 100	0900	01	1,797	119.9000	142.38	255,857	1988	2000	0	0	10.75	89.25	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2015													Heated Area: 1340														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	08	SHT VINYL 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
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	170,279																										
FEP	288	80	230	29,227																										
FGR	399	55	219	27,829																										
FOP	25	30	8	1,017																										
TOTALS			2,052	1,797	228,352																									
EXTRA FEATURES			1553 CANTERBURY LN, FERNANDINA BEACH																											
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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1988	1988	3	57	222														
2	0810	CONCRETE A	0	100	38	17	638.00	SF	6.50	6.50	100	1988	1988	3	57	2,364														
3	0845	KOOL DECK	0	100	0	0	699.00	SF	7.25	7.25	100	1988	1988	3	57	2,889														
4	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	1988	1988	3	20	6,800														
5	0810	CONCRETE A	0	100	0	0	251.00	SF	6.50	6.50	100	1988	1988	3	57	930														
6	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	1988	1988	3	57	104														
LAND DESCRIPTION			TOTAL OB/XF 13,309																											
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	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 04/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																														