

BLOCK 9 LOT 17
IN OR 1746/1709
LAKEWOOD #2 PB 5/136

CROUNSE STEVEN/WEEKS MARGARET D
1603 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0009-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	1,465	100	1,465	190,087
FGR	399	55	219	28,416
FOP	36	30	11	1,427
FOP	72	30	22	2,855
PTO	64	5	3	390
USP	84	30	25	3,244

TOTALS	2,120		1,745	226,418
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	39	16	624.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0 100	23	10	230.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	05/11/2020	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,745	125.9500	149.57	261,000	1988	1995	0	0
1 SNGL FAM - 100% - 2012 Heated Area: 1465 HX Base Yr 2012									

1603 CANTERBURY LN, FERNANDINA BEACH				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
624.00	SF	5.20	5.20	100	1988	1988	3	57	1,850		
78.00	SF	6.50	6.50	100	1988	1988	3	57	289		
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310		
230.00	SF	6.50	6.50	100	2000	2000	3	80	1,196		

TOTAL OB/XF										5,645						
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00

Total Acres:	0.00	Total Land Value:	130,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		226,418			
TOTAL MARKET OB/XF VALUE		5,645			
TOTAL LAND VALUE - MARKET		130,000			
TOTAL MARKET VALUE		362,063			
SOH/AGL Deduction		191,470			
ASSESSED VALUE		170,593			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		120,593			
TOTAL JUST VALUE		362,063			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		366,219			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061096	REPAIR/RRF	5,200	05/18/2006
4559	NEW CONSTR	40,500	11/06/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1746/1709	7/12/2011	WD	Q	I	02
GRANTOR: ROGERS RONALD W SR & GRANTEE: CROUNSE STEVEN & MA					
1236/0500	6/08/2004	WD	Q	I	
GRANTOR: HASTINGS STEVE M & JO GRANTEE: ROGERS RONALD W SR					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W14 U2 L2 W6 PTO=[YR=2011] N8 W15 S3 USP=[YR=2011] S7 FOP=[YR=1993] S6E12 N6W12\$ E12 N7W12\$ E12 S7 E1 U2 R2 \$ D2 L2 W1 S6 W12 N6 W13 S30 FGR=[YR=1993] S21 E19 N17 FOP=[YR=1993] E12 N3 W12S3\$ N4 W19\$ E19 S1 E12 S2 E15 N12 E4 N21\$.					