BLOCK 10 LOT 1
LAKEWOOD #2 PB 5/136

BRENHOLT JOHN
2420 BEACH BLVD
JACKSONVILLE, FL 32250

2023

00-00-31-143A-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

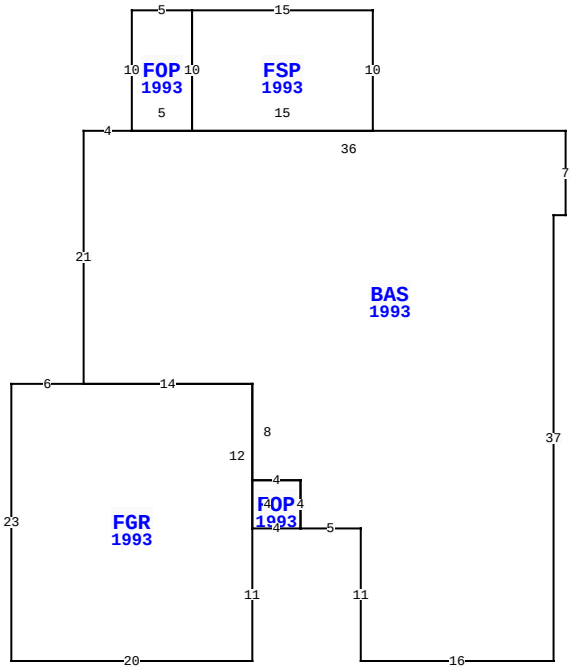
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,286	100	1,286	157,477
FGR	460	55	253	30,981
FOP	16	30	5	612
FOP	50	30	15	1,837
FSP	150	40	60	7,347
TOTALS	1,962		1,619	198,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,619	122.7600	145.78	236,018	1987	1987	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 1286 HX Base Yr



1614 CANTERBURY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,255
TOTAL MARKET OB/XF VALUE	2,824
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	331,079
SOH/AGL Deduction	0
ASSESSED VALUE	331,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,079
TOTAL JUST VALUE	331,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090737	REPAIR/RRF	5,000	06/11/2009
20070856	OTHER	2,000	05/16/2007
5557	REMODEL	2,245	08/28/1989
4320	NEW CONSTR	37,000	06/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0650	9/30/2021	WD	Q	I	01	350,000
GRANTOR: CAIN JOHN M						
GRANTEE: BRENHOLT JOHN						
1372/1379	12/08/2005	QC	U	I	18	100
GRANTOR: CAIN JOHN M L/E						
GRANTEE: CAIN JASON LUKE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W15 FOP=[YR=1993] W5 S10 BAS=[YR=1993] W4 S21 FGR=[YR=1993] W6 S23 E20 N11 FOP=[YR=1993] E4 N4 W4 S4 $ N12 W14 $ E14 S8 E4 S4 E5 S11 E16 N37 E1 N7 W36 $ E5 N10 $ S10 E15 N10 $.

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	0811	CONCRETE B	0	0	0	0	681.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,930	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
3	1242	WD DECK A	0	0	0	0	197.00	SF	10.00	10.00	100	2002	2002	3	21	414	

LAND DESCRIPTION

TOTAL OB/XF 2,824

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	0			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