

GORHAM MARY
1534 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

00-00-31-143A-0010-0060

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 8012CEDAR 2003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.100010000NONE 10005Quality Level 050100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1046.00

QUALITY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUEBAS1,7351001,735205,584FGR3805520924,765FOP16305593UOP8020161,896

TOTALS2,2111,965232,837

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND0900011,965118.3644140.56276,200198919890015.7084.30

1 SNGL FAM - 100% - 2005Heated Area: 1735HX Base Yr 2005

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100198919893682,380

20811CONCRETE B01000748.00SF5.205.2010019891989359.52,314

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.00130,000.00130,000.00130,000

REVIEW DATE04/24/2019BYDJATotal Acres: 0.00Total Land Value: 130,000Market: 0Agricultural: 0Common: 130,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND0900011,965118.3644140.56276,200198919890015.7084.30

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE232,837TOTAL MARKET OB/XF VALUE4,694TOTAL LAND VALUE - MARKET130,000TOTAL MARKET VALUE367,531SOH/AGL Deduction191,491ASSESSED VALUE176,040TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE126,040TOTAL JUST VALUE367,531NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE373,243

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1210/09852/25/2004WD Q I167,000

GRANTOR: HUDSON GREGORY L & PA

GRANTEE: GORHAM MARY

0573/10007/03/1989WD Q I84,000

GRANTOR: ATLANTIC BUILDERS

GRANTEE: HUDSON GREGORY & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N8 W10 S8 E10 \$ W41 S46 E8 N2 E5 N8 E13 N3 FOP=[YR=1993] E4 FGR=[YR=1993] S16 E19 N20 W19 S4 \$ N4 W4 S4 \$ N4 E23 N6 R2 U2 N4 U2 L2 N15 \$.