



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

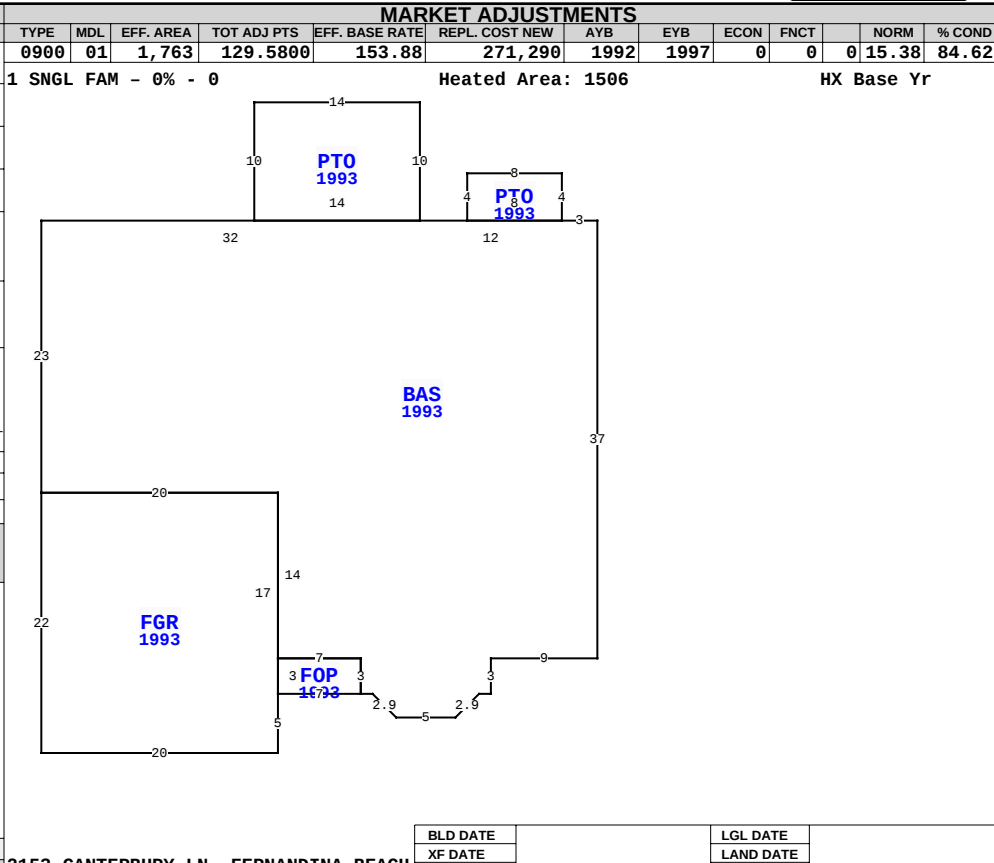
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1,506	196,101
FGR	440	55	242	31,512
FOP	21	30	6	781
PTO	32	5	2	261
PTO	140	5	7	911

TOTALS	2,139		1,763	229,566
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	46.00	SF	6.50	6.50	



2153 CANTERBURY LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,566
TOTAL MARKET OB/XF VALUE	2,641
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	362,207
SOH/AGL Deduction	61,854
ASSESSED VALUE	300,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,353
TOTAL JUST VALUE	362,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071362	REPAIR/RRF	7,400	07/23/2007
20070954	H/AC	3,000	05/31/2007
6867	NEW CONSTR	57,685	01/16/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2369/1685	6/19/2020	WD	Q	I	02	330,000	
GRANTOR: ANDERSON FREDERIC II							
GRANTEE: WALKER JANA & MICHA							
0657/0052	5/07/1992	WD	Q	I		80,000	
GRANTOR: STEVE HEAD CONST CO							
GRANTEE: ANDERSON FREDERIC I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 PTO=[YR=1993] N4 W8 S4 E8 \$ W12											
PTO=[YR=1993] N10 W14 S10 E14\$ W32 S23 FGR=[YR=1993] S22 E20											
N5 FOP=[YR=1993] E7 N3 W7 S3\$ N17 W20\$ E20 S14 E7 S3 E1 R2											
D2 E5 U2 R2 E1 N3 E9 N37\$.											

LAND DESCRIPTION							TOTAL OB/XF										2,641									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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									