LOT 23
IN OR 1211/1003
LAKEWOOD #4 PB 5/245

HALE THOMAS E
2154 CANTERBURY LAND
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0023-0000

BUILDING CHARACTERISTICS

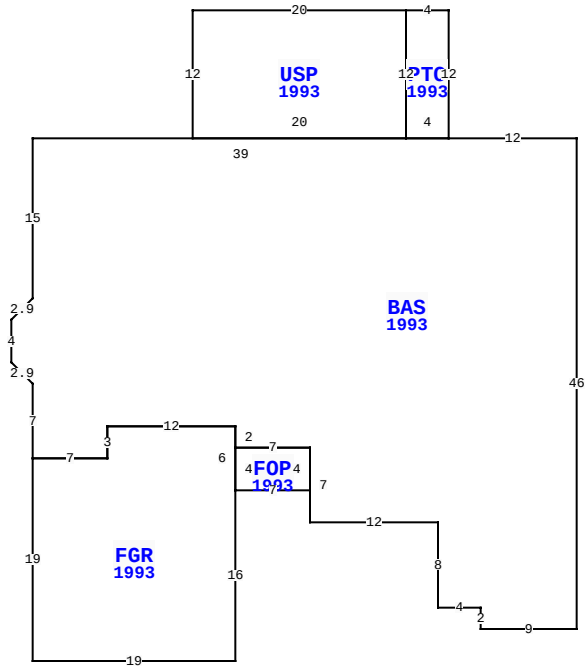
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,771	100	1,771	203,660
FGR	397	55	218	25,069
FOP	28	30	8	920
PTO	48	5	2	230
USP	240	30	72	8,280
TOTALS	2,484		2,071	238,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,071	114.2680	135.69	281,014	1990	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 1999 Heated Area: 1771 HX Base Yr 1999



2154 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,159
TOTAL MARKET OB/XF VALUE		4,574
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		372,733
SOH/AGL Deduction		221,295
ASSESSED VALUE		151,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,438
TOTAL JUST VALUE		372,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110559	REPAIR/RRF	4,000	04/14/2011
5990	REMODEL	2,800	05/21/1990
5731	NEW CONSTR	75,775	12/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/1003	3/02/2004	WD	U	I	07	100
GRANTOR: POWELL LOIS & HALE TH						
GRANTEE: HALE THOMAS E						
1199/0129	12/31/2003	WD	U	I	18	100
GRANTOR: POWELL LOIS G						
GRANTEE: HALE THOMAS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N12W4 USP=[YR=1993] W20 S12 E20 N12 $ S12 E4 $ W39 S15 L2 D2 S4 R2 D2 S7 FGR=[YR=1993] S19 E19 N16 FOP=[YR=1993] E7N4 W7 S4 $ N6 W12 S3 W7 $ E7 N3 E12 S2 E7 S7 E12 S8 E4 S2 E9 N46 $.

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	100	0	0	953.00	SF	5.20	5.20	100	1990	1990	3	62	3,072	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
3	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100	1993	1993	3	68	782	

LAND DESCRIPTION

TOTAL OB/XF 4,574

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS