

LOT 1
IN OR 1816/506
LAKEWOOD #5 PB 5/380

LEPORE SCOTT W & CHRISTIN C
1703 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	10 ABOVE AVG 20
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
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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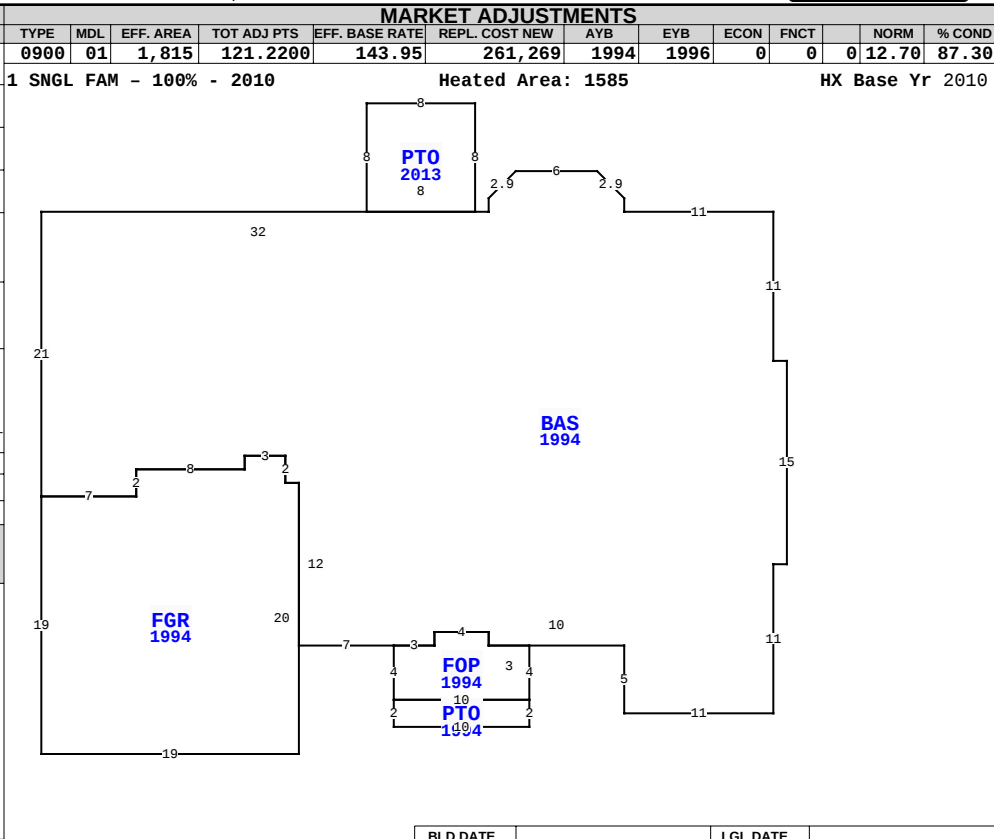
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	199,185
FGR	387	55	213	26,767
FOP	44	30	13	1,633
PTO	20	5	1	126
PTO	64	5	3	377
TOTALS	2,100		1,815	228,088

EXTRA FEATURES	
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L N	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	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	1994	1994	3	70	246	
2	0811	CONCRETE B	0 100	38	16	608.00	SF	5.20	5.20	100	1994	1994	3	70	2,213	
3	0858	SCULP CONC	0 100	0	0	190.00	SF	13.00	13.00	100	1995	1995	3	91	2,248	

LAND DESCRIPTION	
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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	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							



1703 CANTERBURY LN, FERNANDINA BEACH

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

TOTAL OB/XF	4,707
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			228,088
TOTAL MARKET OB/XF VALUE			4,707
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			362,795
SOH/AGL Deduction			187,774
ASSESSED VALUE			175,021
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			125,021
TOTAL JUST VALUE			362,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131507	DEMOLITION	850	06/28/2013
B8408	NEW CONSTR	60,000	06/30/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1816/0506	9/22/2012	WD	U	I	30	100
GRANTOR: SCARBOROUGH MARY C &						
GRANTEE: LEPORE SCOTT W & CH						
1649/0269	10/30/2009	WD	Q	I	01	195,000
GRANTOR: HOMANS MARK J & MARY						
GRANTEE: SCARBOROUGH MARY C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W11 N1 U2 L2 W6 D2 L2 S1 W1 PTO=[YR=2013] N8 W8 S8 E8 \$ W32 S21 FGR=[YR=1994] S19 E19 N20 W1 N2 W3 S1 W8 S2 W7 \$ E7 N2 E8 N1 E3 S2 E1 S12 E7 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E10 N2 W10 \$ E10 N4 W3 N1 W4 S1 W3 \$ E3 N1 E4 S1 E10 S5 E11 N11 E1 N15 W1 N11 \$.