

LOT 2
IN OR 1732/982
LAKEWOOD #5 PB 5/380

MOON EDGAR M
P O BOX 15144
FERNANDINA BEACH, FL 32035

2023

00-00-31-143C-0002-0000



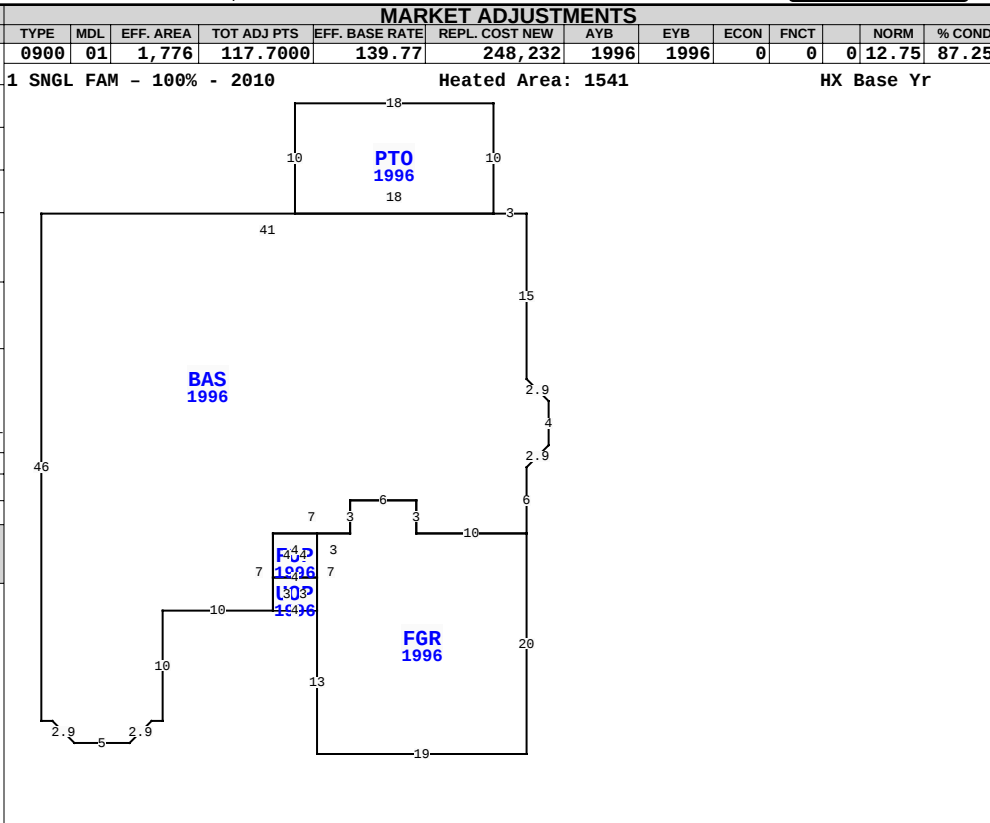
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
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	1,541	100	1,541	187,924
FGR	398	55	219	26,707
FOP	16	30	5	610
PTO	180	5	9	1,098
UOP	12	20	2	244

TOTALS	2,147		1,776	216,582
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	659.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	65.00	SF	6.50



1713 CANTERBURY LN, FERNANDINA BEACH

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	0811	CONCRETE B	0	100	0	0	659.00	SF	5.20	5.20	100	1996	1996	3	73	2,502	
2	0810	CONCRETE A	0	100	0	0	65.00	SF	6.50	6.50	100	1996	1996	3	73	308	

LAND DESCRIPTION										TOTAL OB/XF										2,810	
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	L VA				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00					
REVIEW DATE		05/06/2019		BY	DJA		Total Acres: 0.00		Total Land Value: 130,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		216,582		
TOTAL MARKET OB/XF VALUE		2,810		
TOTAL LAND VALUE - MARKET		130,000		
TOTAL MARKET VALUE		349,392		
SOH/AGL Deduction		0		
ASSESSED VALUE		349,392		
TOTAL EXEMPTION VALUE		13	349,392	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		349,392		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		355,736		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052510	H/AC	4,000	08/23/2005
B959401	NEW CONSTR	100,992	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1732/0982	3/28/2011	QC	U	I	11	100
GRANTOR: MOON EDGAR M						
GRANTEE: MOON ERNESTINE & GE						
1633/1998	8/04/2009	WD	Q	I	01	200,000
GRANTOR: MCGEE FRANCIS J & FRA						
GRANTEE: MOON EDGAR M						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1996] W3 PTO=[YR=1996] N10 W18 S10 E18 \$ W41 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10 UOP=[YR=1996] E4 FGR=[YR=1996] S13E19 N20 W10 N3 W6 S3 W3 S7 \$ N3 FOP=[YR=1996] N4 W4 S4 E4 \$ W4 S3\$ N7 E7 N3 E6 S3 E10 N6 R2 U2 N4 L2 U2 N15 \$.									