LOT 3
IN OR 1508/898
LAKEWOOD #5 PB 5/380

SALERNO ROBERT A JR & ANGEL M
26 HEMLOCK STREET
HAZLET, NJ 07730-2118

2023

00-00-31-143C-0003-0000

BUILDING CHARACTERISTICS

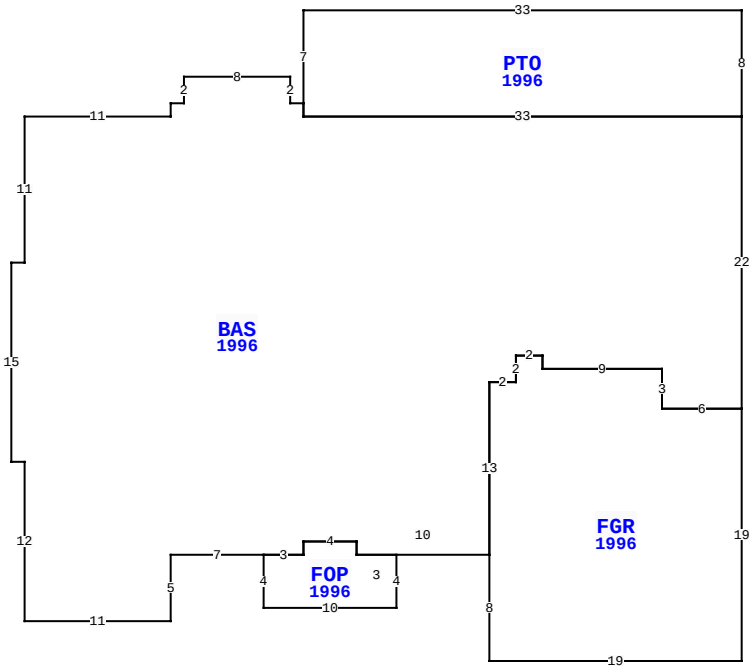
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	1,626	198,857
FGR	400	55	220	26,905
FOP	44	30	13	1,590
PTO	264	5	13	1,590
TOTALS	2,334		1,872	228,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,872	118.0410	140.17	262,398	1996	1996	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 1626 HX Base Yr



1803 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,942
TOTAL MARKET OB/XF VALUE	2,815
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	361,757
SOH/AGL Deduction	62,259
ASSESSED VALUE	299,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,498
TOTAL JUST VALUE	361,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969920	NEW CONSTR	93,744	07/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/0898	6/27/2007	WD	Q	I		259,500
GRANTOR: FLYNN JOHN R						
GRANTEE: SALERNO ROBERT A JR						
1223/1549	4/19/2004	WD	Q	I		175,000
GRANTOR: CALLAHAN CATHY M						
GRANTEE: FLYNN JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1996] W33 S7 BAS=[YR=1996] W1 N2 W8 S2 W1 S1 W11 S11 W1 S15 E1 S12 E11 N5 E7 FOP=[YR=1996] S4 E10 N4 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E10 FGR=[YR=1996] S8 E19 N19 W6 N3 W9 N1 W2 S2 W2 S13 $ N13 E2 N2 E2 S1 E9 S3 E6 N22 W33 N1 $ S1 E33 N8 $.

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	0	0	0	664.00	SF	5.20	5.20	100	1996	1996	3	73	2,521	
2	0810	CONCRETE A	0	0	0	0	62.00	SF	6.50	6.50	100	1996	1996	3	73	294	

LAND DESCRIPTION

TOTAL OB/XF 2,815

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	0			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