

LOT 33
IN OR 2219/1368
LAKEWOOD #5 PB 5/380

RAMSEY JOHN L & BARBARA E L/E/
2104 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0033-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,075	132.5940	157.46	326,730	1994	1999	0	0	0	11.15	88.85	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 1998													Heated Area: 1683													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 1998													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 80																											
Interior Wall	08	DECORATIVE 20																											
Interior Floo	11	CLAY TILE 100																											
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	1,683	100	1,683	235,457																									
FEP	187	80	150	20,985																									
FGR	400	55	220	30,779																									
FOP	36	30	11	1,539																									
PTO	225	5	11	1,539																									
TOTALS	2,531		2,075	290,300																									
EXTRA FEATURES																				2104 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	39	16	666.00	SF	5.20	5.20	100	1994	1994	3	70	2,424													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695													
4	0471	VINYL FNC	0	100	0	0	120.00	LF	32.00	32.00	100	2004	2004	3	66	2,534													
5	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	1994	1994	3	70	355													
6	0479	VF PICKET	0	100	0	0	10.00	LF	10.00	10.00	100	2006	2006	3	72	72													
LAND DESCRIPTION																				TOTAL OB/XF 8,080									
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												
REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																													