LOT 35
IN OR 701/1510
LAKEWOOD #5 PB 5/380

HANNA KAREN H
2124 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-143C-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

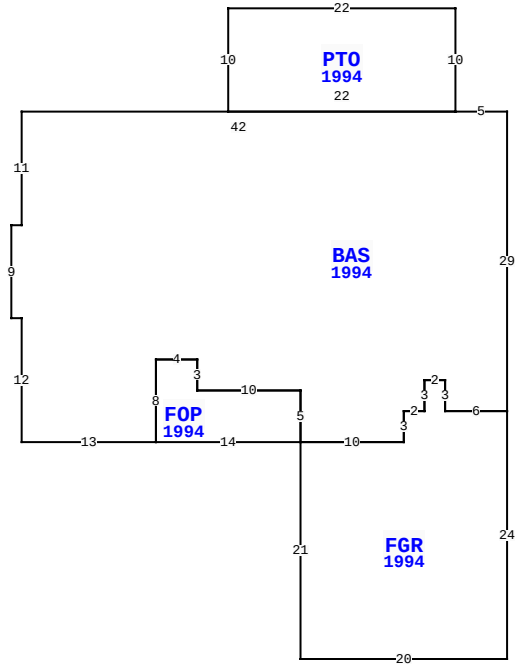
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,395 | 100 | 1,395 | 171,310 |
| FGR | 456 | 55 | 251 | 30,823 |
| FOP | 82 | 30 | 25 | 3,071 |
| PTO | 220 | 5 | 11 | 1,351 |
| TOTALS | 2,153 | | 1,682 | 206,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,682 | 119.9000 | 142.38 | 239,483 | 1994 | 1994 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SNGL FAM – 100% - 1995 Heated Area: 1395 HX Base Yr 1995




2124 CANTERBURY LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,554 |
| TOTAL MARKET OB/XF VALUE | | 7,662 |
| TOTAL LAND VALUE - MARKET | | 130,000 |
| TOTAL MARKET VALUE | | 344,216 |
| SOH/AGL Deduction | | 220,241 |
| ASSESSED VALUE | | 123,975 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 73,975 |
| TOTAL JUST VALUE | | 344,216 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 347,024 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8046 | NEW CONSTR | 64,785 | 12/21/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0701/1510 | 4/05/1994 | WD | Q | I | | 87,900 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: HANNA KAREN H | | | | | | |
| 0693/1908 | 12/10/1993 | WD | U | V | 09 | 589,600 |
| GRANTOR: AMELIA RIVER COMPANY | | | | | | |
| GRANTEE: ATLANTIC BUILDERS I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W5 PTO=[YR=1994] N10 W22 S10 E22 $ W42 S11 W1 S9 E1 S12 E13 FOP=[YR=1994] E14 FGR=[YR=1994] S21 E20 N24 W6 N3 W2 S3 W2 S3 W10 $ N5 W10 N3 W4 S8 $ N8 E4 S3 E10 S5 E10 N3 E2 N3 E2 S3 E6 N29 $ .

## 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 | 39 | 16 | 624.00 | SF | 5.20 | 5.20 | 100 | 1994 | 1994 | 3 | 70 | 2,271 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 148.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 70 | 673 | |
| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 225.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 77 | 1,733 | |
| 5 | 1076 | TRELLIS A | 0 | 100 | 0 | 0 | 420.00 | SF | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 23 | 290 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,662

| 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