

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall12CEDAR 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1046.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3681001,368179,591

FEP104808310,896

FGR4405524231,770

FOP3230101,313

TOTALS1,9441,703223,570

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900011,703

TOT ADJ PTSTOT ADJ PNTSEFF. BASE RATEECONFNCTNORM% COND

121.8800152.35259,452198919950013.8386.17

1 SNGL FAM - 100% - 2019Heated Area: 1368HX Base Yr 2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/14/2024MLU

EXTRA FEATURES

1503 CANTERBURY LN, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000790.00SF5.205.20100198919893572,342

20500FP-PRE FAB0100001.00UT3,500.003,500.00100198919893662,310

30861POOL GUNIT010000252.00SF85.0085.00100199419943204,284

40845KOOL DECK010000506.00SF7.257.25100199419943682,495

TOTAL OB/XF11,431

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1000100CSFR100R-10.000.001.00LT1.001.001.00175,000.00175,000.00175,000

REVIEW DATE05/11/2020BYDJA

Total Acres: 0.00Total Land Value: 175,000Market: 0Agricultural: 0Common: 175,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE223,570

TOTAL MARKET OB/XF VALUE11,431

TOTAL LAND VALUE - MARKET175,000

TOTAL MARKET VALUE410,001

SOH/AGL Deduction170,244

ASSESSED VALUE239,757

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE189,757

TOTAL JUST VALUE410,001

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE355,296

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CDPRICE

2540/07022/11/2022QCUII11100

GRANTOR:LACY KATHRYN R FNA KA

GRANTEE:LACY KATHRYN R & CH

2114/11854/05/2017WDQII01246,000

GRANTOR:IVANOV STACEY L & CHR

GRANTEE:BLACK KATHRYN R

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W8 BAS=[YR=1993] W30 S30 FGR=[YR=1993] S22 E20
N6 FOP=[YR=1993] E8 N4 W8 S4 \$ N16 W20 \$ E20 S12 E8 S10 D2
R2 E6 R2 U2 N39 W8 N13\$ S13 E8 N13\$.