BLOCK 9 LOT 11
IN OR 831/1587
LAKEWOOD #3 PB 5/193-194

MCLEOD LARRY G & SUZANNE M
1513 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0009-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

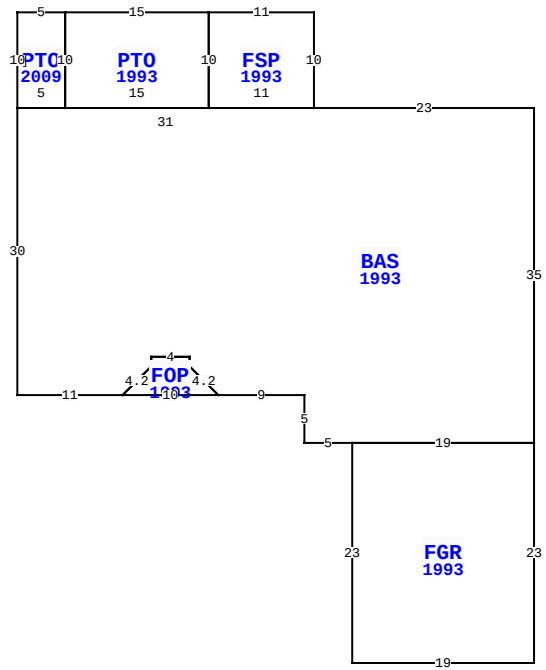
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,715	100	1,715	213,395
FGR	437	55	240	29,863
FOP	25	30	8	996
FSP	110	40	44	5,475
PTO	150	5	8	996
PTO	50	5	2	249
TOTALS	2,487		2,017	250,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	118.1488	147.69	297,891	1989	1989	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1999 Heated Area: 1715 HX Base Yr 1999



1513 CANTERBURY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,973
TOTAL MARKET OB/XF VALUE		4,663
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		430,636
SOH/AGL Deduction		276,673
ASSESSED VALUE		153,963
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,963
TOTAL JUST VALUE		430,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/1587	4/29/1998	WD	Q	I		128,500
GRANTOR: WRIGHT JAMES L & LAVE						
GRANTEE: MCLEOD LARRY G & SU						
0756/1052	4/10/1996	WD	Q	I		90,400
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: WRIGHT JAMES & LAVE						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	1989	1989	3	57	2,353	

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FSP=[YR=1993] N10 W11 PTO=[YR=1993] W15 PTO=[YR=2009] W5 S10 E5 N10$ S10 E15 N10$ S10 E11$ W31 S30 E11 FOP=[YR=1993] E10 L3 U3 N1 W4 S1 D3 L3 $ U3 R3 N1 E4 S1 D3 R3 E9 S5 E5 FGR=[YR=1993] S23 E19 N23 W19 $ E19 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 4,663

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 04/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS