BLK 9 LOT 12
IN OR 812/837
LAKEWOOD #3 PB5/193-194

WRENN ROBERT W & ANN M
1523 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0009-0120

BUILDING CHARACTERISTICS

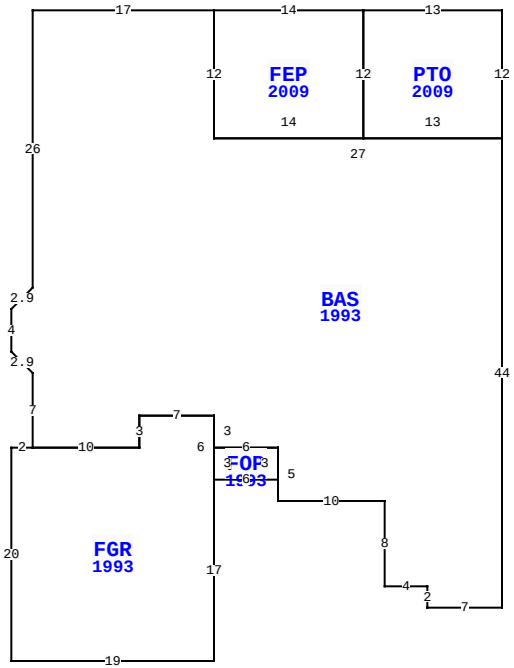
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,678	100	1,678	205,234
FEP	168	80	134	16,390
FGR	401	55	221	27,030
FOP	18	30	5	611
PTO	156	5	8	978
TOTALS	2,421		2,046	250,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,046	116.2084	145.26	297,202	1990	1990	0	0	0	15.80	84.20

1 SNGL FAM – 100% - 1999 Heated Area: 1678 HX Base Yr 1999



1523 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,244
TOTAL MARKET OB/XF VALUE		3,310
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		428,554
SOH/AGL Deduction		276,461
ASSESSED VALUE		152,093
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,093
TOTAL JUST VALUE		428,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7760	ADDITION	10,000	06/11/1993
5732	NEW CONSTR	68,075	12/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0837	11/05/1997	WD	Q	I		111,000
GRANTOR: CLARK LESLIE D						
GRANTEE: WRENN ROBERT W & AN						
0645/0632	12/31/1991	WD	U	I	06	61,000
GRANTOR: NOYLES ED & JULIA						
GRANTEE: CLARK LESLIE D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W13 FEP=[YR=2009] W14 BAS=[YR=1993] W17 S26 D2 L2 S4 D2 R2 S7 FGR=[YR=1993] W2 S20 E19 N17 FOP=[YR=1993] E6 N3 W6 S3$ N6 W7 S3 W10$ E10 N3 E7 S3 E6 S5 E10 S8 E4 S2 E7 N44 W27 N12$ S12 E14 N12$ S12 E13 N12$.

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	0	0	702.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,172	
2	0825	BRICK	0	100	25	4	100.00	SF	12.50	12.50	100	1996	1996	3	91	1,138	

LAND DESCRIPTION

TOTAL OB/XF 3,310

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