



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

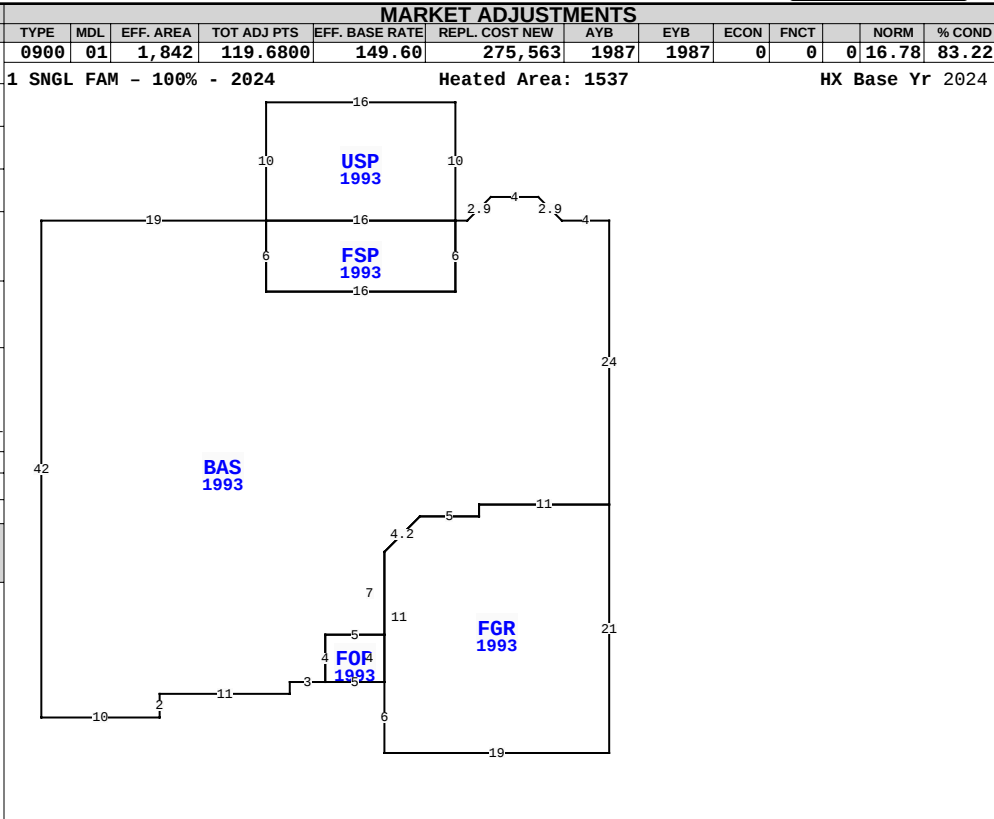
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	191,352
FGR	387	55	213	26,518
FOP	20	30	6	747
FSP	96	40	38	4,731
USP	160	30	48	5,976

TOTALS	2,200		1,842	229,324
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	39	16	648.00	SF	5.20	
2	0811	CONCRETE B	0 100	14	3	42.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	122.00	SF	6.50	



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

1604 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	648.00	SF	5.20	5.20	100	1987	1987	3	52	1,752	
2	0811	CONCRETE B	0 100	14	3	42.00	SF	5.20	5.20	100	1987	1987	3	52	114	
3	0810	CONCRETE A	0 100	0	0	122.00	SF	6.50	6.50	100	2004	2004	3	84	666	

LAND DESCRIPTION	TOTAL OB/XF 2,532															
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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
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		229,324			
TOTAL MARKET OB/XF VALUE		2,532			
TOTAL LAND VALUE - MARKET		175,000			
TOTAL MARKET VALUE		406,856			
SOH/AGL Deduction		25,783			
ASSESSED VALUE		381,073			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		331,073			
TOTAL JUST VALUE		406,856			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		351,358			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080635	OTHER	2,205	04/18/2008
B020751	REPAIR/RRF	4,000	04/30/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2652/1400	7/10/2023	WD Q	I	01	
GRANTOR: THORESEN PAUL G & SAN					
GRANTEE: CHANCEY REBECCA M					
2563/0606	5/12/2022	LE U	I	11	100
GRANTOR: THORESEN PAUL G & SAN					
GRANTEE: THORESEN DAVID P &					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W4 L2 U2 W4 L2 D2 W1 USP=[YR=1993] N10 W16 S10 E16\$ FSP=[YR=1993] W16 S6 E16 N6\$ S6 W16 N6 W19 S42 E10 N2 E11 N1 E3 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W11 S1 W5 D3 L3 S11\$ N4 W5 S4\$ N4 E5 N7 R3 U3 E5 N1 E11 N24\$.															