BLOCK 10 LOT 3
LAKEWOOD #2 PB 5/136

SWAM SARAH & JASON
1564 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

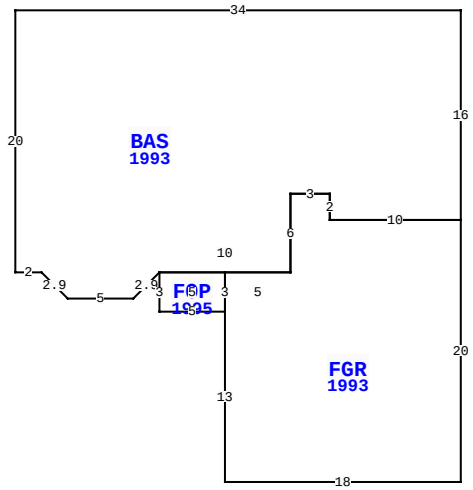
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	1046.00	

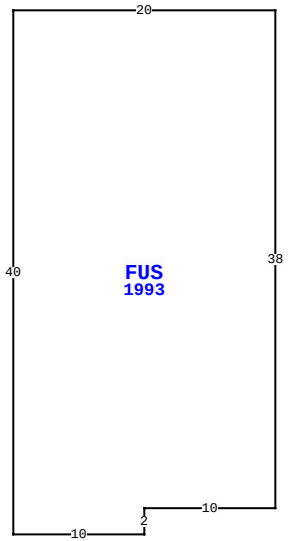
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	636	100	636	86,434
FGR	346	55	190	25,821
FOP	15	30	4	544
FUS	780	100	780	106,004
TOTALS	1,777		1,610	218,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	130.1300	162.66	261,883	1988	1988	0	0	0	16.45	83.55

1 SNGL FAM – 100% - 2021 Heated Area: 1416 HX Base Yr 2021





1564 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,803
TOTAL MARKET OB/XF VALUE		15,716
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		409,519
SOH/AGL Deduction		142,603
ASSESSED VALUE		266,916
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,916
TOTAL JUST VALUE		409,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071815	REPAIR/RRF	2,976	09/25/2007
B033136	ADDITION	1,000	05/22/2003
B0012100	REPAIR/RRF	1,100	09/21/2001
B9085	SWIM POOL	8,650	05/18/1995
4649	NEW CONSTR	45,000	01/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0890	10/30/2020	WD	Q	I	01	360,000
GRANTOR: APPLEBY CHAD & MICHEL						
GRANTEE: SWAM SARAH & JASON						
1224/1656	4/22/2004	WD	Q	I		190,000
GRANTOR: CHABOT JASON & SANDY						
GRANTEE: APPLEBY CHAD & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S20 E2 D2 R2 E5 R2 U2 FOP=[YR=1995] S3 E5 FGR=[YR=1993] S13 E18 N20 W10 N2 W3 S6 W5S3$ N3 W5$ E10 N6 E3 S2 E10 N16 $ PTR= E15 FUS=[YR=1993] E20 S38W10 S2 W10 N40 $ W15 $.

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	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,723	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1988	1988	3	54.5	244	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1995	1995	3	20	6,664	
5	0845	KOOL DECK	0	100	0	0	676.00	SF	7.25	7.25	100	1995	1995	3	70	3,431	
6	0940	SHEDS/PORT	0	100	17	11	187.00	SF	36.00	36.00	100	2003	2003	3	21	1,414	

LAND DESCRIPTION

TOTAL OB/XF 15,716

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		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