

BLOCK 10 LOT 4
IN OR 1533/1760
LAKEWOOD #2 PB 5/136

KIRKENDALL TRICIA J
1554 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0010-0040



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
NEIGHBORHOOD/LOC	1046.00		

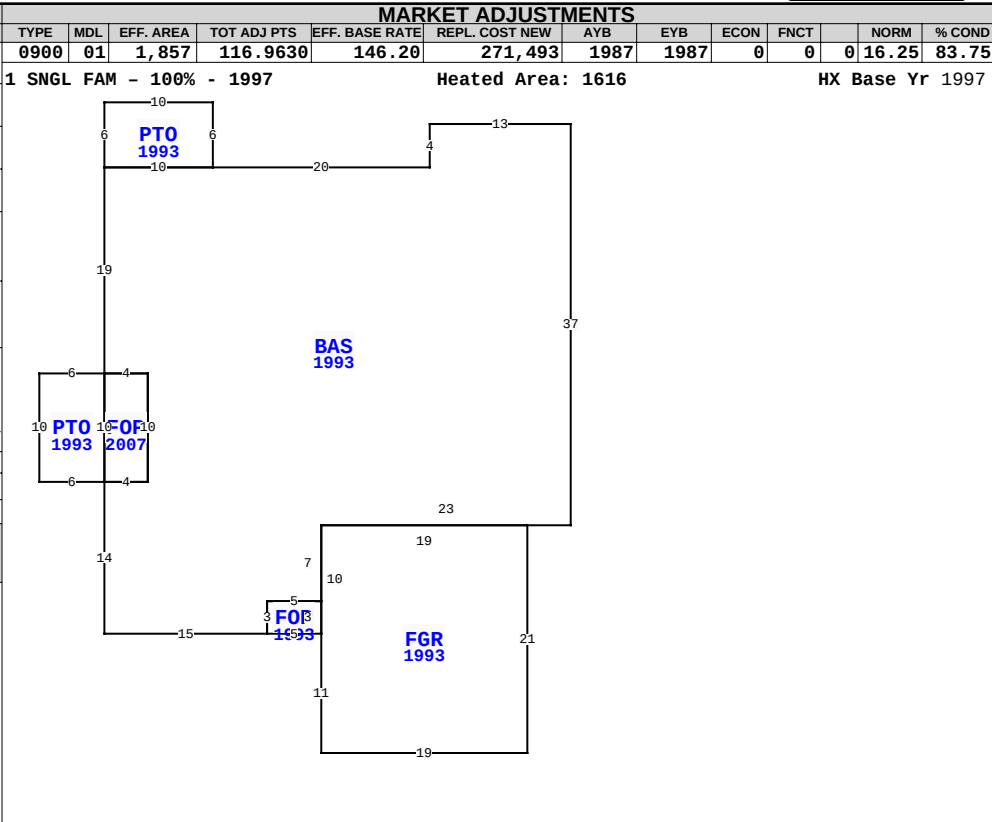
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	197,867
FGR	399	55	219	26,815
FOP	15	30	4	490
FOP	40	30	12	1,469
PTO	60	5	3	368
PTO	60	5	3	368

TOTALS	2,190		1,857	227,375
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	19	3	57.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

REVIEW DATE	04/24/2019	BY	DJA
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1554 CANTERBURY LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,968											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		227,375			
TOTAL MARKET OB/XF VALUE		3,968			
TOTAL LAND VALUE - MARKET		175,000			
TOTAL MARKET VALUE		406,343			
SOH/AGL Deduction		270,971			
ASSESSED VALUE		135,372			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		85,372			
TOTAL JUST VALUE		406,343			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		350,777			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4408	NEW CONSTR	38,500	06/24/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1533/1760	11/02/2007	QC	U	I	01	100	
GRANTOR: KIRKENDALL TIMOTHY E							
GRANTEE: KIRKENDALL TRICIA J							
0773/0887	10/08/1996	WD	Q	I		93,000	
GRANTOR: SEALEY THOMAS B II &							
GRANTEE: KIRKENDALL TIMOTHY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 S4 W20 PTO=[YR=1993] N6 W10 S6 E10\$ W10 S19 PTO=[YR=1993] W6 S10 E6 N10\$ FOP=[YR=2007] S10 E4 N10 W4\$ E4 S10 W4 S14 E15 FOP=[YR=1993] E5 FGR=[YR=1993] S11 E19 N21 W19 S10 \$ N3 W5 S3\$ N3 E5 N7 E23 N37\$.											

Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0	Common: 175,000	PRINTED 08/06/2024 BY SYS
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