BLOCK 10 LOT 6
IN OR 1210/985
LAKEWOOD #3 PB 5/193-194

GORHAM MARY
1534 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0010-0060

BUILDING CHARACTERISTICS

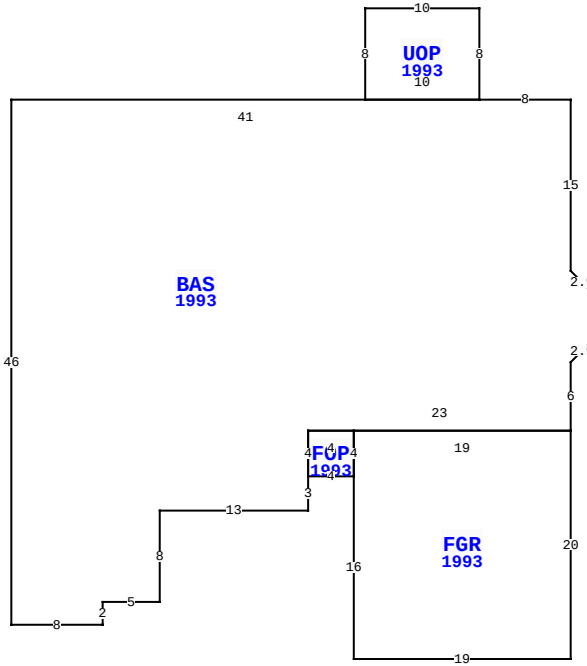
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,735	100	1,735	215,637
FGR	380	55	209	25,976
FOP	16	30	5	622
UOP	80	20	16	1,988
TOTALS	2,211		1,965	244,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,965	118.3644	147.96	290,741	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2005 Heated Area: 1735 HX Base Yr 2005



1534 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,222
TOTAL MARKET OB/XF VALUE		4,527
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		423,749
SOH/AGL Deduction		242,428
ASSESSED VALUE		181,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,321
TOTAL JUST VALUE		423,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5201	NEW CONSTR	75,775	02/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1210/0985	2/25/2004	WD	Q	I		167,000
GRANTOR: HUDSON GREGORY L & PA						
GRANTEE: GORHAM MARY						
0573/1000	7/03/1989	WD	Q	I		84,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: HUDSON GREGORY & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N8 W10 S8 E10 $ W41 S46 E8 N2 E5 N8 E13 N3 FOP=[YR=1993] E4 FGR=[YR=1993] S16 E19 N20 W19 S4 $ N4 W4 S4 $ N4 E23 N6 R2 U2 N4 U2 L2 N15 $.

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	748.00	SF	5.20	5.20	100	1989	1989	3	57	2,217	

LAND DESCRIPTION

TOTAL OB/XF 4,527

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