



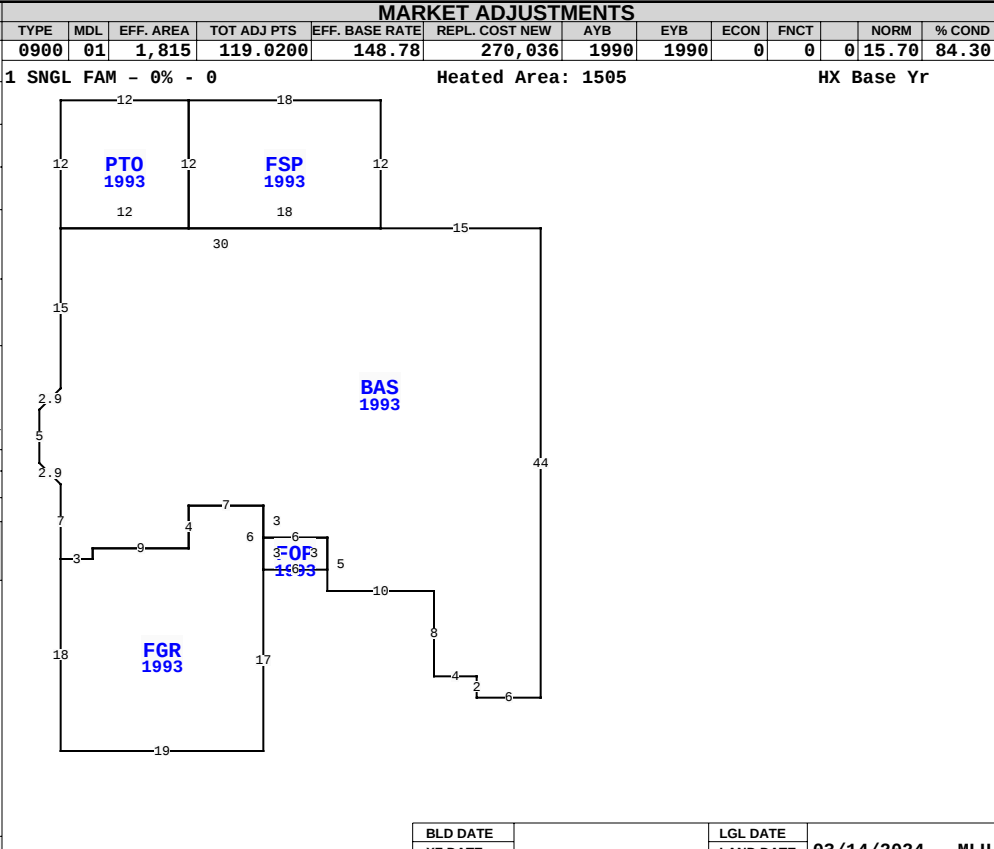
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,505	100	1,505	188,760
FGR	386	55	212	26,589
FOP	18	30	5	627
FSP	216	40	86	10,786
PTO	144	5	7	878
TOTALS	2,269		1,815	227,640

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1990	1990	3
2	0811	CONCRETE B	0	0	0	0	695.00	SF	5.20	5.20	100	1990	1990	3

LAND DESCRIPTION														
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
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00



1524 CANTERBURY LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	227,640		
TOTAL MARKET OB/XF VALUE	2,726		
TOTAL LAND VALUE - MARKET	175,000		
TOTAL MARKET VALUE	405,366		
SOH/AGL Deduction	87,839		
ASSESSED VALUE	317,527		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	317,527		
TOTAL JUST VALUE	405,366		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	349,843		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5635	NEW CONSTR	68,075	10/18/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0495	4/27/2020	WD	Q	I	02	341,500
GRANTOR: DENUCCI JOHN P & SARA						
GRANTEE: PERSON KATHRYN Z &						
1357/1434	10/10/2005	WD	Q	I		246,000
GRANTOR: HAINES DOROTHEA L						
GRANTEE: DENUCCI JOHN P & SA						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W15 FSP=[YR=1993] N12 W18 PTO=[YR=1993] W12 S12 E12 N12 \$ S12 E18 \$ W30 S15 D2 L2 S5 R2 D2 S7 FGR=[YR=1993] S18 E19 N17 FOP=[YR=1993] E6N3 W6 S3 \$ N6 W7 S4 W9 S1 W3 \$E3 N1 E9 N4 E7 S3 E6 S5 E10 S8E4 S2 E6 N44 \$.														