



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 70	0900	01	2,121	118.5800	148.22	314,375	1988	1988	0	0	0	16.45	83.55	STANDARD													
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 100% - 2024										Heated Area: 1801					HX Base Yr 2024											
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	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																											
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	1,801	100	1,801	223,032																									
FGR	399	55	219	27,120																									
FOP	104	30	31	3,839																									
FSP	160	40	64	7,926																									
UOP	28	20	6	743																									
TOTALS	2,492		2,121	262,660																									
EXTRA FEATURES					1514 CANTERBURY LN, FERNANDINA BEACH										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					03/14/2024 MLU				
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	43	16	688.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,950													
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1988	1988	3	54.5	202													
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	1992	1992	3	20	6,664													
5	0845	KOOL DECK	0	100	0	0	433.00	SF	7.25	7.25	100	1992	1992	3	64	2,009													
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1988	1988	3	20	576													
7	0810	CONCRETE A	0	100	0	0	209.00	SF	6.50	6.50	100	1988	1988	3	54.5	740													
8	1271	H-SHUTR LC	0	100	0	0	38.00	UT	45.00	45.00	100	2005	2005	3	24	410													
9	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2002	2002	3	20	160													
10	0811	CONCRETE B	0	100	0	0	507.00	SF	5.20	5.20	100	2005	2005	3	86	2,267													
LAND DESCRIPTION					TOTAL OB/XF										17,218														
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	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												

**MARVIER ROBERT J & RITA L/E/
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00-00-31-143A-0010-0080

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