

LOT 1
IN OR 1816/506
LAKEWOOD #5 PB 5/380

LEPORE SCOTT W & CHRISTIN C
1703 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	10 ABOVE AVG 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
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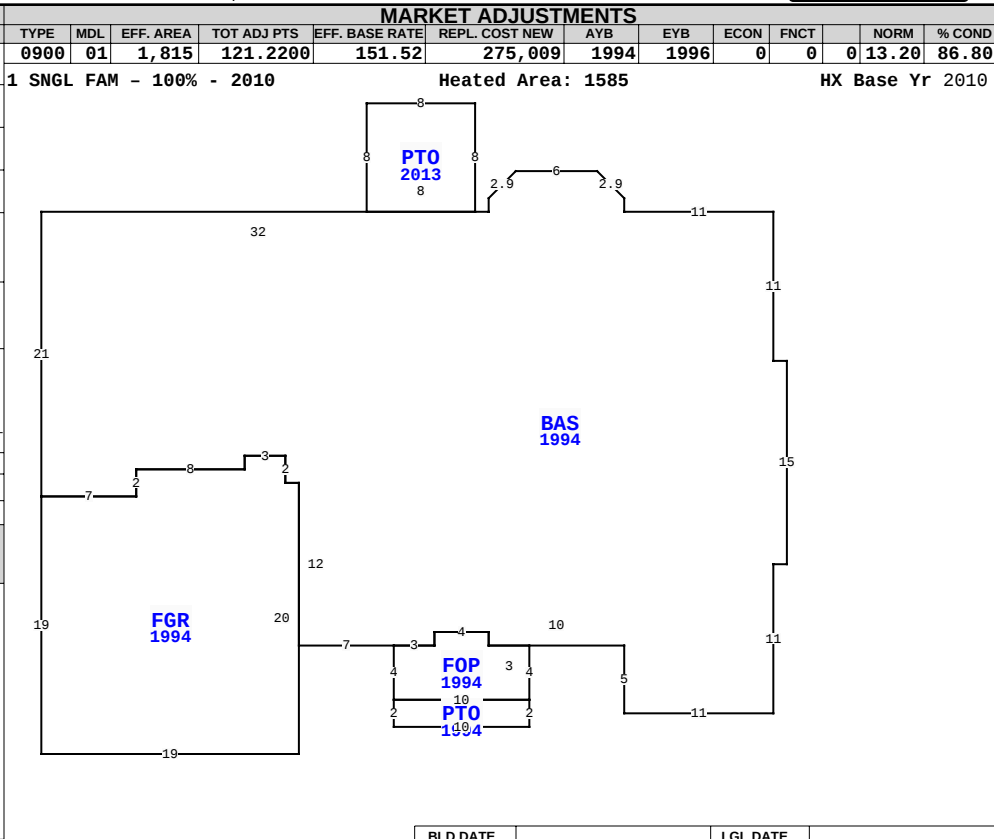
NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1,585	208,458
FGR	387	55	213	28,014
FOP	44	30	13	1,710
PTO	20	5	1	132
PTO	64	5	3	395
TOTALS	2,100		1,815	238,708

EXTRA FEATURES	
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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	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	1994	1994	3	68	239	
2	0811	CONCRETE B	0 100	38	16	608.00	SF	5.20	5.20	100	1994	1994	3	68	2,150	
3	0858	SCULP CONC	0 100	0	0	190.00	SF	13.00	13.00	100	1995	1995	3	91	2,248	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	



1703 CANTERBURY LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			238,708
TOTAL MARKET OB/XF VALUE			4,637
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			418,345
SOH/AGL Deduction			238,073
ASSESSED VALUE			180,272
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			130,272
TOTAL JUST VALUE			418,345
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131507	DEMOLITION	850	06/28/2013
B8408	NEW CONSTR	60,000	06/30/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1816/0506	9/22/2012	WD	U	I	30	100	
GRANTOR: SCARBOROUGH MARY C &							
GRANTEE: LEPORE SCOTT W & CH							
1649/0269	10/30/2009	WD	Q	I	01	195,000	
GRANTOR: HOMANS MARK J & MARY							
GRANTEE: SCARBOROUGH MARY C							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1994] W11 N1 U2 L2 W6 D2 L2 S1 W1 PTO=[YR=2013] N8 W8 S8 E8 \$ W32 S21 FGR=[YR=1994] S19 E19 N20 W1 N2 W3 S1 W8 S2 W7 \$ E7 N2 E8 N1 E3 S2 E1 S12 E7 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E10 N2 W10 \$ E10 N4 W3 N1 W4 S1 W3 \$ E3 N1 E4 S1 E10 S5 E11 N11 E1 N15 W1 N11 \$.	