LOT 33
IN OR 2219/1368
LAKEWOOD #5 PB 5/380

RAMSEY JOHN L & BARBARA E L/E/
2104 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0033-0000

BUILDING CHARACTERISTICS

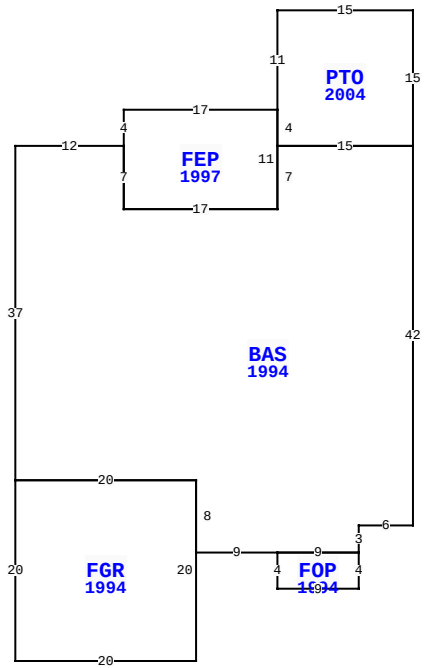
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,683	100	1,683	246,443
FEP	187	80	150	21,965
FGR	400	55	220	32,215
FOP	36	30	11	1,611
PTO	225	5	11	1,611
TOTALS	2,531		2,075	303,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,075	132.5940	165.74	343,910	1994	1999	0	0	0	11.65	88.35

1 SNGL FAM – 100% - 1998 Heated Area: 1683 HX Base Yr 1998



2104 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		303,844
TOTAL MARKET OB/XF VALUE		7,887
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		486,731
SOH/AGL Deduction		327,439
ASSESSED VALUE		159,292
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		104,292
TOTAL JUST VALUE		486,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100442	REPAIR/RRF	6,000	03/15/2010
20060883	REPAIR/RRF	5,500	04/26/2006
20033983	XFOB	3,000	10/10/2003
9704375	REMODEL	2,250	10/01/1997
8113	NEW CONSTR	75,280	01/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1368	8/17/2018	LE	U	I	11	100
GRANTOR: RAMSEY JOHN L & BARBA						
GRANTEE: RAMSY THOMAS M						
0789/0079	4/02/1997	WD	Q	I		115,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: RAMSEY JOHN L & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W15 S11 FEP=[YR=1997] W17 S4 BAS=[YR=1994] W12 S37 FGR=[YR=1994] S20 E20 N20 W20 $ E20 S8 E9 FOP=[YR=1994] S4 E9 N4 W9 $ E9 N3 E6 N42 W15 S7 W17 N7 $ S7 E17 N11 $ S4 E15 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	0811	CONCRETE B	0	100	39	16	666.00	SF	5.20	5.20	100	1994	1994	3	68	2,355	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
3	0471	VINYL FNC	0	100	0	0	120.00	LF	32.00	32.00	100	2004	2004	3	64	2,458	
4	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	1994	1994	3	68	345	
5	0479	VF PICKET	0	100	0	0	10.00	LF	10.00	10.00	100	2006	2006	3	69	69	

LAND DESCRIPTION

TOTAL OB/XF 7,887

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		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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS