

HANNA KAREN H L/E/
2124 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
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 100		0900		01		1,682		119.9000		149.88		252,098		1994		1994		0		0		0		14.25		85.75		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM - 100% - 1995								Heated Area: 1395																Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					216,174				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					7,473				
Interior Floor		14		CARPET 80																												TOTAL LAND VALUE - MARKET					175,000				
Interior Floor		08		SHT VINYL 20																												TOTAL MARKET VALUE					398,647				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					270,953				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					127,694				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																												BASE TAXABLE VALUE					77,694				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					398,647				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					344,216				