



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 100		0900	01	1,593	120.3400		150.42	239,619	1994	1994	0	0	0	14.25	85.75	VALUATION BY										STANDARD									
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020														Heated Area: 1345										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																																			
Interior Wall	05	DRYWALL 100																																			
Interior Floor	14	CARPET 80																																			
Interior Floor	13	LVT/LAMNT 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	1,345	100	1,345	173,485																																	
FGR	439	55	241	31,085																																	
FOP	24	30	7	903																																	
TOTALS		1,808		1,593	205,473																																
EXTRA FEATURES										2144 CANTERBURY LN, FERNANDINA BEACH										BLD DATE				LGL DATE		03/14/2024		MLU									
										XF DATE				LAND DATE																							
										INC DATE				AG DATE																							
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	39	16	624.00	SF	5.20	5.20	100	1994	1994	3	68	2,206																					
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1994	1994	3	68	225																					
3	0755	FSP	0	100	14	10	140.00	SF	20.00	20.00	100	2004	2004	3	22	616																					