LOT 40
LAKEWOOD #5 PB 5/380

ALMOND PATRICIA L/E/
2123 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

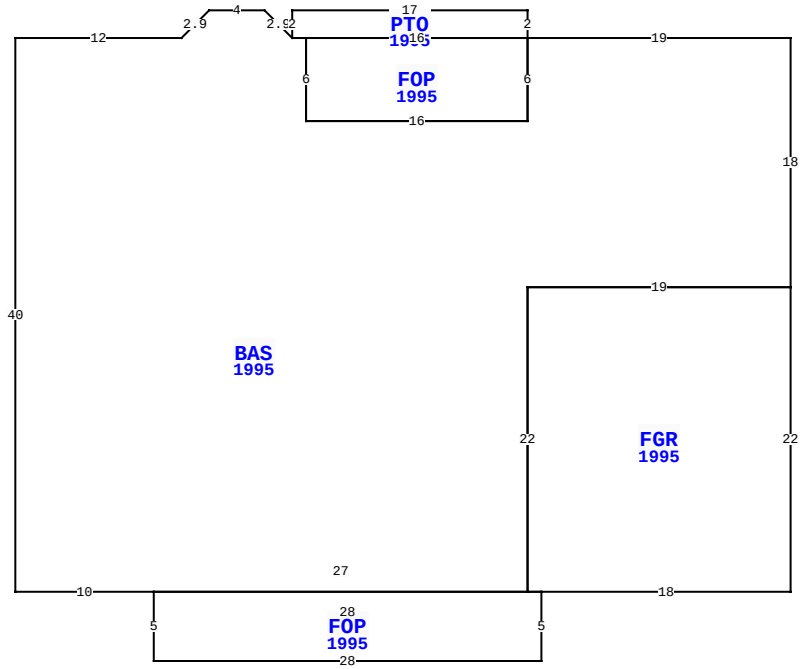
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,738	100	1,738	246,342
FGR	418	55	230	32,600
FOP	96	30	29	4,111
FOP	140	30	42	5,953
PTO	34	5	2	284
TOTALS	2,426		2,041	289,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	117.5020	146.88	299,782	1995	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 1738 HX Base Yr 2023



2123 CANTERBURY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		289,290
TOTAL MARKET OB/XF VALUE		5,531
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		469,821
SOH/AGL Deduction		51,886
ASSESSED VALUE		417,935
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		367,935
TOTAL JUST VALUE		469,821
NCON VALUE		30,727
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222728	RMDL BATHS,HARDI	23,000	01/09/2023
B9061	NEW CONSTR	84,000	05/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/16	11/28/2023	LE	U	I	11	100
GRANTOR:						
GRANTEE: GREGORY JASON K						
2600/1121	10/27/2022	WD	Q	I	02	475,000
GRANTOR: FORTIER RALPH J & SHI						
GRANTEE: ALMOND PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N2 W17 S2 E1 FOP=[YR=1995] S6 E16 N6 W16 $ E16 $ S6 W16 N6 W1 U2 L2 W4 D2 L2 W12 S40 E10 FOP=[YR=1995] S5 E28 N5 FGR=[YR=1995] E18 N22 W19 S22 E1 $ W28 $ E27 N22 E19 N18 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1995	1995	3	70	2,563	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1995	1995	3	70	273	

LAND DESCRIPTION

TOTAL OB/XF 5,531

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS