LOT 41
IN OR 710/990
LAKEWOOD #5 PB 5/380

ESTES CHARLES R
2113 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

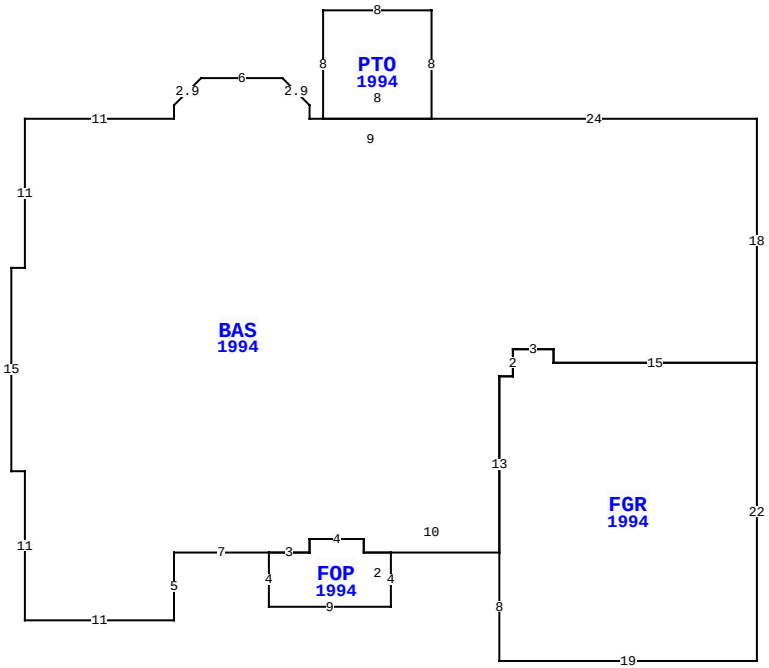
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,552	100	1,552	200,703
FGR	420	55	231	29,873
FOP	40	30	12	1,552
PTO	64	5	3	388
TOTALS	2,076		1,798	232,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,798	121.0000	151.25	271,948	1994	1994	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 0 Heated Area: 1552 HX Base Yr



2113 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		232,516
TOTAL MARKET OB/XF VALUE		6,434
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		413,950
SOH/AGL Deduction		283,286
ASSESSED VALUE		130,664
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		75,664
TOTAL JUST VALUE		413,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090696	REPAIR/RRF	8,000	06/04/2009
20081419	H/AC	3,000	09/11/2008
8320	NEW CONSTR	54,004	05/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0990	8/03/1994	WD	Q	I		92,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: ESTES CHARLES & CHA						
0693/1908	12/10/1993	WD	U	V	09	589,600
GRANTOR: AMELIA RIVER COMPANY						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 PTO=[YR=1994] N8 W8 S8 E8 $ W9 N1 U2 L2 W6 L2 D2 S1 W11 S11 W1 S15 E1 S11 E11 N5 E7 FOP=[YR=1994] S4 E9 N4 W2 N1 W4 S1 W3 $ E3 N1 E4 S1 E10 FGR=[YR=1994] S8 E19 N22 W15 N1 W3 S2 W1 S13 $ N13 E1 N2 E3 S1 E15 N18 $.

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	40	16	673.00	SF	5.20	5.20	100	1994	1994	3	68	2,380	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1994	1994	3	68	265	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
4	0476	VF 6 SBPL	0	100	0	0	85.00	LF	16.00	16.00	100	2012	2012	3	83	1,129	

LAND DESCRIPTION

TOTAL OB/XF 6,434

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