LOT 42
LAKEWOOD #5 PB 5/380

SOKOLOWSKI JACKIE/MARQUESS GEORGE JR
2103 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

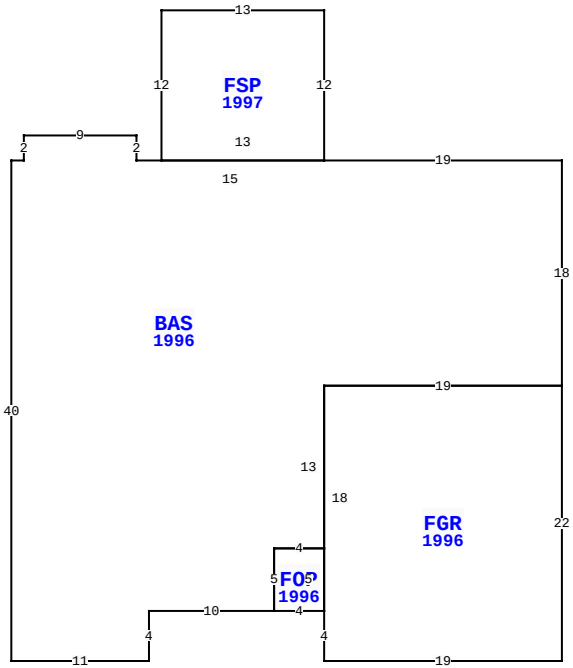
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,284	100	1,284	174,343
FGR	418	55	230	31,230
FOP	20	30	6	815
FSP	156	40	62	8,418
TOTALS	1,878		1,582	214,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,582	125.2152	156.52	247,615	1996	1996	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2021 Heated Area: 1284 HX Base Yr 2021



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

2103 CANTERBURY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,806
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		392,686
SOH/AGL Deduction		146,093
ASSESSED VALUE		246,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,593
TOTAL JUST VALUE		392,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121571	ROOF	1,200	08/03/2012
B972012	ADDITION	2,000	09/11/1997
B959468	NEW CONSTR	81,600	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0901	7/23/2020	WD	Q	I	01	302,000
GRANTOR: BESSETTE JAMES L & LI						
GRANTEE: SOKOLOWSKI JACKIE &						
0753/1713	3/13/1996	WD	Q	I		91,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BESSETTE JAMES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 FSP=[YR=1997] N12 W13 S12 E13$ W15 N2 W9 S2 W1 S40 E11 N4 E10 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N22 W19 S18$ N5 W4 S5$ N5 E4 N13 E19 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	0	0	645.00	SF	5.20	5.20	100	1996	1996	3	72	2,415	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	1996	1996	3	72	154	
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1997	1997	3	73	95	
4	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1999	1999	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS