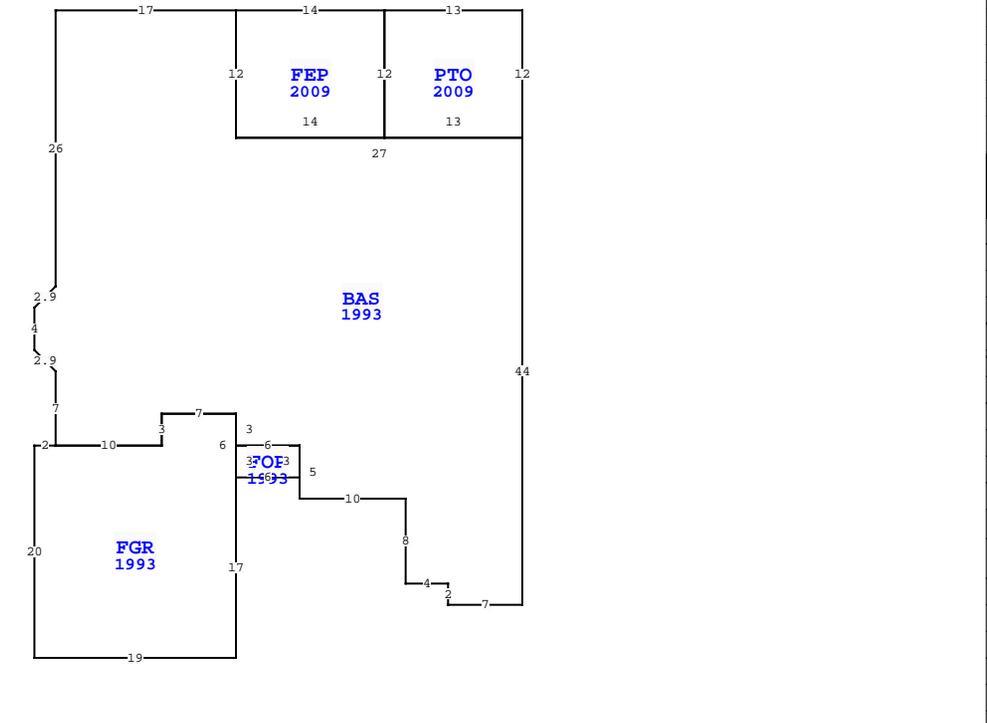


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,046	121.4906	160.37	328,117	1990	1990	0	0	16.13	83.87



Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1993	1,678	225,695
FEP	168	80	2009	134	18,024
FGR	401	55	1993	221	29,725
FOP	18	30	1993	5	673
PTO	156	5	2009	8	1,076
TOTALS	2,421			2,046	275,192

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	0811	CONCRETE B	0	100	0	702.00	SF	5.20	5.20	100	1990	1990	3	57	2,081	
2	0825	BRICK	0	100	25	100.00	SF	12.50	12.50	100	1996	1996	3	91	1,138	

1523 CANTERBURY LN, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/01/2025
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			275,192
TOTAL MARKET OB/XF VALUE			3,219
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			458,411
SOH/AGL Deduction			301,907
ASSESSED VALUE			156,504
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			105,782
TOTAL JUST VALUE			458,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7760	ADDITION	10,000	06/11/1993
5732	NEW CONSTR	68,075	12/22/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0812/0837	11/05/1997	WD	Q	I		111,000
GRANTOR: CLARK LESLIE D						
GRANTEE: WRENN ROBERT W & AN						
0645/0632	12/31/1991	WD	Q	I	06	61,000
GRANTOR: NOYLES ED & JULIA						
GRANTEE: CLARK LESLIE D						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2009] W13 FEP=[YR=2009] W14 BAS=[YR=1993] W17 S26 D2 L2 S4 D2 R2 S7 FGR=[YR=1993] W2 S20 E19 N17 FOP=[YR=1993] E6 N3 W6 S3\$ N6 W7 S3 W10\$ E10 N3 E7 S3 E6 S5 E10 S8 E4 S2 E7 N44 W27 N12\$ S12 E14 N12\$ S12 E13 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							