

BLOCK 10 LOT 6
IN OR 1210/985
LAKEWOOD #3 PB 5/193-194

GORHAM MARY
1534 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2025

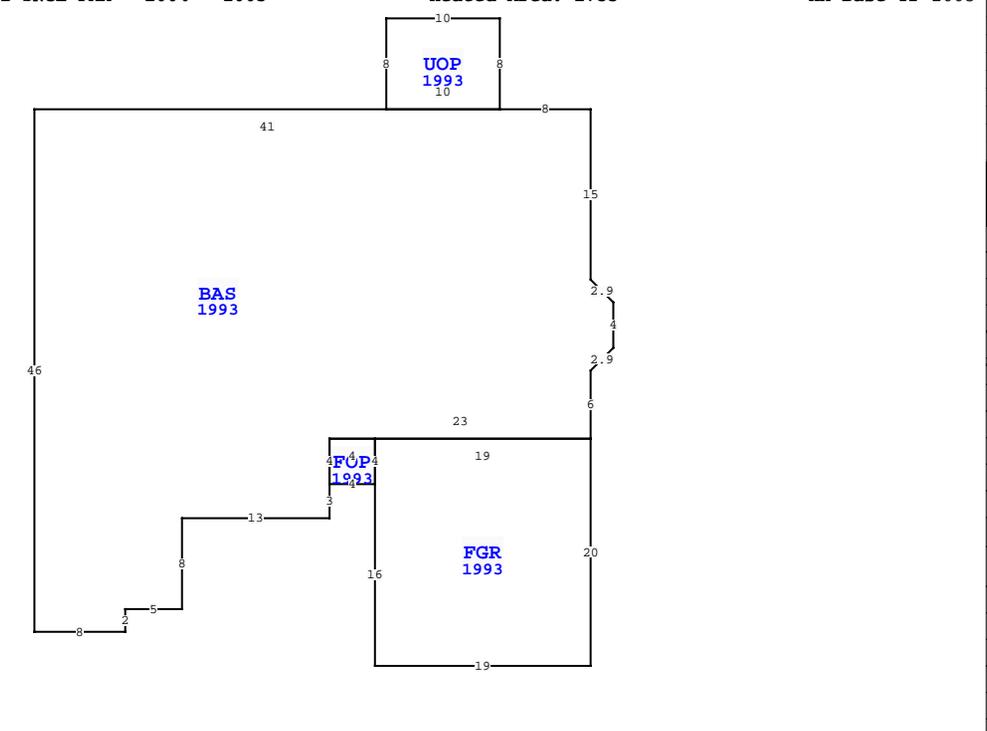
00-00-31-143A-0010-0060

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,965	123.7446	163.34	320,963	1989	1989	0	0	16.30	83.70

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		268,646
TOTAL MARKET OB/XF VALUE		4,360
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		453,006
SOH/AGL Deduction		266,427
ASSESSED VALUE		186,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,857
TOTAL JUST VALUE		453,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,749



Quality					
DOR CODE	MAP NUM				
06 Quality Level 06	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	1,735	100	1993	1,735	237,202
FGR	380	55	1993	209	28,574
FOP	16	30	1993	5	684
UOP	80	20	1993	16	2,187
TOTALS	2,211			1,965	268,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5201	NEW CONSTR	75,775	02/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0985	2/25/2004	WD Q	Q	I		167,000
GRANTOR: HUDSON GREGORY L & PA						
GRANTEE: GORHAM MARY						
0573/1000	7/03/1989	WD Q	Q	I		84,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: HUDSON GREGORY & P						

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	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	748.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,120	

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/01/2025	MLU							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W8 UOP=[YR=1993] N8 W10 S8 E10 \$ W41 S46 E8 N2 E5 N8 E13 N3 FOP=[YR=1993] E4 FGR=[YR=1993] S16 E19 N20 W19 S4 \$ N4 W4 S4 \$ N4 E23 N6 R2 U2 N4 U2 L2 N15 \$.

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	DPH 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							