LOT 22
LAKEWOOD #4 PB 5/245

WALKER JANA & MICHAEL WADE
2922 BLUE JAY TRAIL
WAYCROSS, GA 31501

2025

00-00-31-143B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

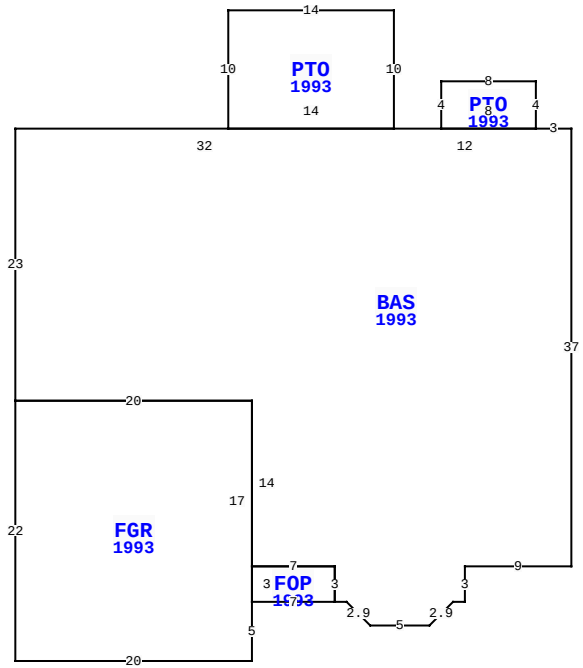
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,506	100	1993	1,506	224,518
FGR	440	55	1993	242	36,078
FOP	21	30	1993	6	895
PTO	32	5	1993	2	298
PTO	140	5	1993	7	1,044
TOTALS	2,139			1,763	262,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,763	135.4700	178.82	315,260	1992	1997	0	0	0	16.63	83.37

1 SNGL FAM – 0% - 0 Heated Area: 1506 HX Base Yr



2153 CANTERBURY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,832
TOTAL MARKET OB/XF VALUE	2,480
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	445,312
SOH/AGL Deduction	81,885
ASSESSED VALUE	363,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,427
TOTAL JUST VALUE	445,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071362	REPAIR/RRF	7,400	07/23/2007
20070954	H/AC	3,000	05/31/2007
6867	NEW CONSTR	57,685	01/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2369/1685	6/19/2020	WD	Q	I	02	330,000
GRANTOR: ANDERSON FREDERIC II						
GRANTEE: WALKER JANA & MICHA						
0657/0052	5/07/1992	WD	Q	I		80,000
GRANTOR: STEVE HEAD CONST CO						
GRANTEE: ANDERSON FREDERIC I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=1993] N4 W8 S4 E8 $ W12
PTO=[YR=1993] N10 W14 S10 E14$ W32 S23 FGR=[YR=1993] S22 E20
N5 FOP=[YR=1993] E7 N3 W7 S3$ N17 W20$ E20 S14 E7 S3 E1 R2
D2 E5 U2 R2 E1 N3 E9 N37$.

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	0	0	0	712.00	SF	5.20	5.20	100	1992	1992	3	62	2,295	
2	0810	CONCRETE A	0	0	0	0	46.00	SF	6.50	6.50	100	1992	1992	3	62	185	

LAND DESCRIPTION

TOTAL OB/XF 2,480

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	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS