LOT 1
IN OR 1816/506
LAKEWOOD #5 PB 5/380

LEPORE SCOTT W & CHRISTIN C
1703 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
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	06	Quality Level 06

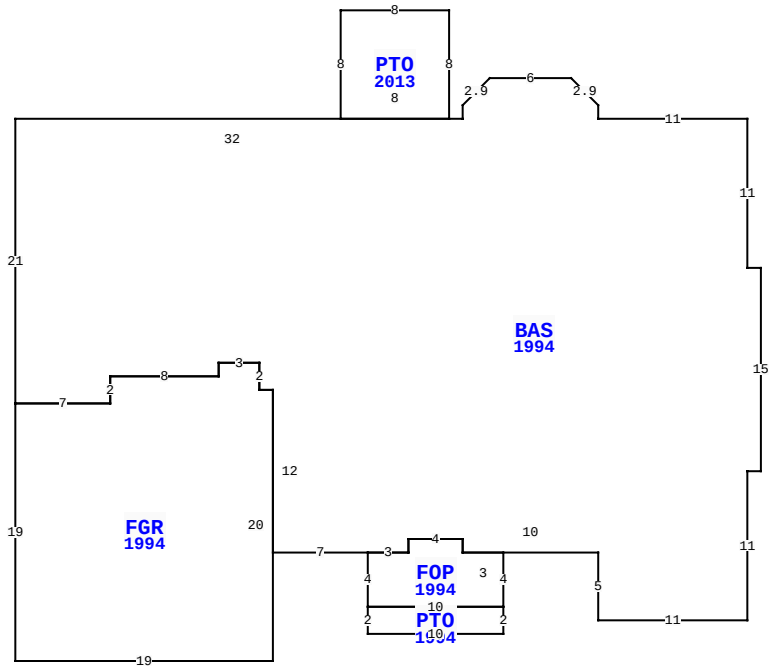
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100	1994	1,585	228,815
FGR	387	55	1994	213	30,750
FOP	44	30	1994	13	1,877
PTO	20	5	1994	1	144
PTO	64	5	2013	3	433
TOTALS	2,100			1,815	262,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,815	126.7300	167.28	303,613	1994	1996	0	0	0	13.70	86.30

1 SNGL FAM – 100% - 2010 Heated Area: 1585 HX Base Yr 2010



1703 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,018
TOTAL MARKET OB/XF VALUE		4,542
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		446,560
SOH/AGL Deduction		261,060
ASSESSED VALUE		185,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,778
TOTAL JUST VALUE		446,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131507	DEMOLITION	850	06/28/2013
B8408	NEW CONSTR	60,000	06/30/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1816/0506	9/22/2012	WD	U	I	30	100
GRANTOR: SCARBOROUGH MARY C &						
GRANTEE: LEPORE SCOTT W & CH						
1649/0269	10/30/2009	WD	Q	I	01	195,000
GRANTOR: HOMANS MARK J & MARY						
GRANTEE: SCARBOROUGH MARY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 N1 U2 L2 W6 D2 L2 S1 W1 PTO=[YR=2013] N8 W8 S8 E8 $ W32 S21 FGR=[YR=1994] S19 E19 N20 W1 N2 W3 S1 W8 S2 W7 $ E7 N2 E8 N1 E3 S2 E1 S12 E7 FOP=[YR=1994] S4 PTO=[YR=1994] S2 E10 N2 W10 $ E10 N4 W3 N1 W4 S1 W3 $ E3 N1 E4 S1 E10 S5 E11 N11 E1 N15 W1 N11 $.

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	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1994	1994	3	66	232	
2	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1994	1994	3	66	2,087	
3	0858	SCULP CONC	0	100	0	0	190.00	SF	13.00	13.00	100	1995	1995	3	90	2,223	

LAND DESCRIPTION

TOTAL OB/XF 4,542

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	100		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS