LOT 2
IN OR 1732/982
LAKEWOOD #5 PB 5/380

MOON EDGAR M
P O BOX 15144
FERNANDINA BEACH, FL 32035

2025

00-00-31-143C-0002-0000

BUILDING CHARACTERISTICS

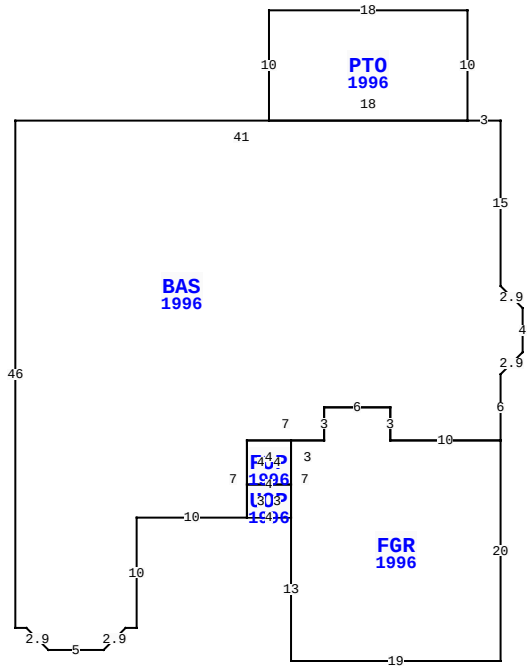
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,541	100	1996	1,541	215,888
FGR	398	55	1996	219	30,681
FOP	16	30	1996	5	700
PTO	180	5	1996	9	1,261
UOP	12	20	1996	2	280
TOTALS	2,147			1,776	248,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,776	123.0500	162.43	288,476	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2010 Heated Area: 1541 HX Base Yr



1713 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		248,811
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		431,506
SOH/AGL Deduction		61,196
ASSESSED VALUE		370,310
TOTAL EXEMPTION VALUE	13	370,310
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		431,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052510	H/AC	4,000	08/23/2005
B959401	NEW CONSTR	100,992	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1732/0982	3/28/2011	QC	U	I	11	100
GRANTOR: MOON EDGAR M						
GRANTEE: MOON ERNESTINE & GE						
1633/1998	8/04/2009	WD	Q	I	01	200,000
GRANTOR: MCGEE FRANCIS J & FRA						
GRANTEE: MOON EDGAR M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 PTO=[YR=1996] N10 W18 S10 E18 $ W41 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10 UOP=[YR=1996] E4 FGR=[YR=1996] S13E19 N20 W10 N3 W6 S3 W3 S7 $ N3 FOP=[YR=1996] N4 W4 S4 E4 $ W4 S3$ N7 E7 N3 E6 S3 E10 N6 R2 U2 N4 L2 U2 N15 $.

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	659.00	SF	5.20	5.20	100	1996	1996	3	70	2,399	
2	0810	CONCRETE A	0	100	0	0	65.00	SF	6.50	6.50	100	1996	1996	3	70	296	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS