

LOT 33
IN OR 2219/1368
LAKEWOOD #5 PB 5/380

RAMSEY JOHN L & BARBARA E L/E/
2104 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	11	CLAY TILE 100
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	1,683	100	1994	1,683	270,538
FEP	187	80	1997	150	24,112
FGR	400	55	1994	220	35,365
FOP	36	30	1994	11	1,768
PTO	225	5	2004	11	1,768
TOTALS	2,531			2,075	333,552

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	39	16	666.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0471	VINYL FNC	0	100	0	0	120.00	LF	32.00
4	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50
5	0479	VF PICKET	0	100	0	0	10.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE 05/09/2019 BY DJA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,075	138.6210	182.98	379,684	1994	1999	0	0	0 12.15	87.85
1 SNGL FAM - 100% - 2025 Heated Area: 1683 HX Base Yr											
2104 CANTERBURY LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/01/2025 MLU											

TOTAL OB/XF 7,619														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	39	16	666.00	SF	5.20	5.20	100	1994	1994	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3
3	0471	VINYL FNC	0	100	0	0	120.00	LF	32.00	32.00	100	2004	2004	3
4	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	1994	1994	3
5	0479	VF PICKET	0	100	0	0	10.00	LF	10.00	10.00	100	2006	2006	3

TOTAL OB/XF 7,619														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	39	16	666.00	SF	5.20	5.20	100	1994	1994	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3
3	0471	VINYL FNC	0	100	0	0	120.00	LF	32.00	32.00	100	2004	2004	3
4	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	1994	1994	3
5	0479	VF PICKET	0	100	0	0	10.00	LF	10.00	10.00	100	2006	2006	3

Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		333,552	
TOTAL MARKET OB/XF VALUE		7,619	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		521,171	
SOH/AGL Deduction		0	
ASSESSED VALUE		521,171	
TOTAL EXEMPTION VALUE		13	521,171
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		521,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100442	REPAIR/RRF	6,000	03/15/2010
20060883	REPAIR/RRF	5,500	04/26/2006
20033983	XFOB	3,000	10/10/2003
9704375	REMODEL	2,250	10/01/1997
8113	NEW CONSTR	75,280	01/26/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2219/1368	8/17/2018	LE	U	I	11	100	
GRANTOR: RAMSEY JOHN L & BARBA							
GRANTEE: RAMSY THOMAS M							
0789/0079	4/02/1997	WD	Q	I		115,000	
GRANTOR: ATLANTIC BUILDERS							
GRANTEE: RAMSEY JOHN L & BAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2004] W15 S11 FEP=[YR=1997] W17 S4 BAS=[YR=1994] W12 S37 FGR=[YR=1994] S20 E20 N20 W20 \$ E20 S8 E9 FOP=[YR=1994] S4 E9 N4 W9 \$ E9 N3 E6 N42 W15 S7 W17 N7 \$ S7 E17 N11 \$ S4 E15 N15 \$.									

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