LOT 34
IN OR 1820/107 & OR 1924/1048
LAKEWOOD #5 PB 5/380

DINKINS DWIGHT D & JOYCE J REV LIVING TRUST/DINKIN
29831 LOWELL
GIBRALTAR, MI 48173

2025

00-00-31-143C-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

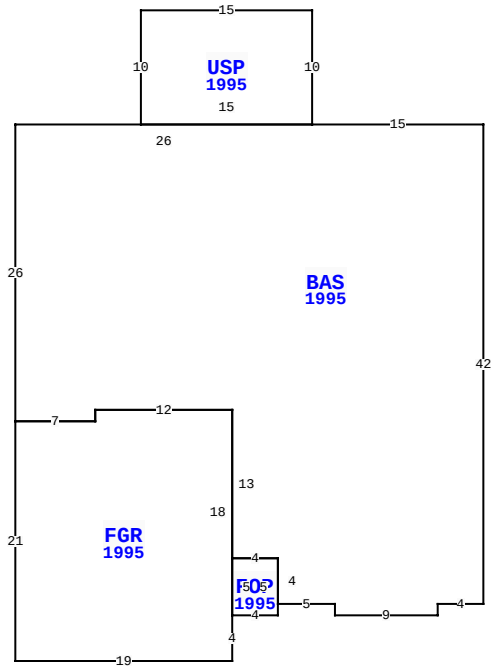
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,399	100	1995	1,399	206,936
FGR	411	55	1995	226	33,430
FOP	20	30	1995	6	887
USP	150	30	1995	45	6,656
TOTALS	1,980			1,676	247,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	128.8000	170.02	284,954	1995	1998	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 0 Heated Area: 1399 HX Base Yr



2114 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	247,910
TOTAL MARKET OB/XF VALUE	2,423
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	430,333
SOH/AGL Deduction	81,510
ASSESSED VALUE	348,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,823
TOTAL JUST VALUE	430,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102189	OTHER	800	12/27/2010
B9422	ADDITION	2,083	11/13/1995
B8944	NEW CONSTR	63,770	03/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/1048	6/02/2014	QC	U	I	11	100
GRANTOR: DINKINS DWIGHT D						
GRANTEE: DINKINS DWIGHT D &						
1820/0107	10/10/2012	WD	U	I	30	100
GRANTOR: DINKINS RUTH E						
GRANTEE: DINKINS DWIGHT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=1995] N10 W15 S10 E15 $ W26 S26
FGR=[YR=1995] S21 E19 N4 FOP=[YR=1995] E4 N5 W4 S5 $ N18
W12S1W7$E7 N1 E12 S13 E4 S4 E5 S1 E9 N1 E4 N42 $.

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	39	16	624.00	SF	5.20	5.20	100	1995	1995	3	68	2,206	
2	0810	CONCRETE A	0	0	0	0	49.00	SF	6.50	6.50	100	1995	1995	3	68	217	

LAND DESCRIPTION

TOTAL OB/XF 2,423

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