LOT 35
LAKEWOOD #5 PB 5/380

HANNA KAREN H L/E/
2124 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0035-0000

BUILDING CHARACTERISTICS

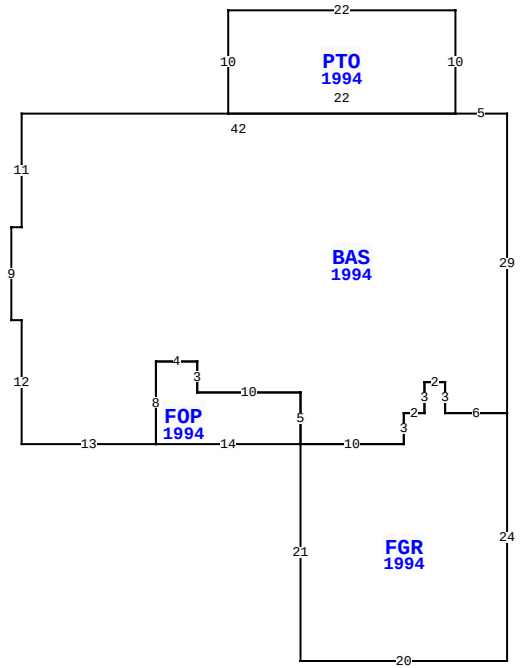
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,395	100	1994	1,395	196,771
FGR	456	55	1994	251	35,404
FOP	82	30	1994	25	3,527
PTO	220	5	1994	11	1,552
TOTALS	2,153			1,682	237,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,682	125.3500	165.46	278,304	1994	1994	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 1995 Heated Area: 1395 HX Base Yr 1995



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

2124 CANTERBURY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,254
TOTAL MARKET OB/XF VALUE		7,262
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		424,516
SOH/AGL Deduction		293,119
ASSESSED VALUE		131,397
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,675
TOTAL JUST VALUE		424,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8046	NEW CONSTR	64,785	12/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/577	7/01/2024	LE	U	I	11	100
GRANTOR: HANNA KAREN HOLTON						
GRANTEE: HANNA BENJAMIN L						
0701/1510	4/05/1994	WD	Q	I		87,900
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: HANNA KAREN H						

BUILDING NOTES

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	39	16	624.00	SF	5.20	5.20	100	1994	1994	3	66	2,142	
2	0810	CONCRETE A	0	100	0	0	148.00	SF	6.50	6.50	100	1994	1994	3	66	635	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00	10.00	100	1998	1998	3	73	1,643	
5	1076	TRELLIS A	0	100	0	0	420.00	SF	3.00	3.00	100	1998	1998	3	20	252	

BUILDING DIMENSIONS

BAS=[YR=1994] W5 PTO=[YR=1994] N10 W22 S10 E22 $ W42 S11 W1 S9 E1 S12 E13 FOP=[YR=1994] E14 FGR=[YR=1994] S21 E20 N24 W6 N3 W2 S3 W2 S3 W10 $ N5 W10 N3 W4 S8 $ N8 E4 S3 E10 S5 E10 N3 E2 N3 E2 S3 E6 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 7,262

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS