LOT 37
LAKEWOOD #5 PB 5/380

THOMPSON JOHN M & JEANNE M
2144 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

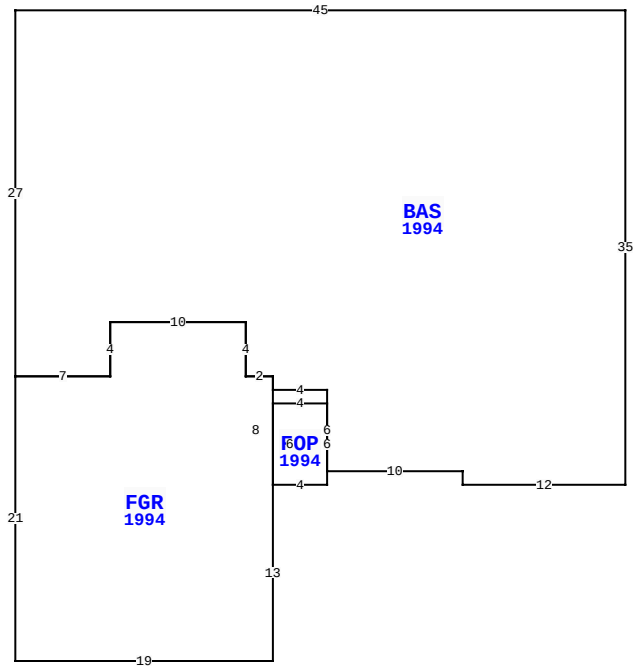
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,345	100	1994	1,345	190,418
FGR	439	55	1994	241	34,120
FOP	24	30	1994	7	991
TOTALS	1,808			1,593	225,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,593	125.8100	166.07	264,550	1994	1994	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2020 Heated Area: 1345 HX Base Yr 2020



2144 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		225,529
TOTAL MARKET OB/XF VALUE		2,949
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		408,478
SOH/AGL Deduction		226,325
ASSESSED VALUE		182,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,431
TOTAL JUST VALUE		408,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111200	REMODEL	950	07/22/2011
20101528	H/AC	2,000	09/09/2010
20072247	REPAIR/RRF	4,000	12/17/2007
B0040309	ADDITION	3,000	02/24/2004
B003171	REPAIR/RRF	2,389	06/09/2000
8028	NEW CONSTR	62,440	12/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1033	11/04/2019	WD	Q	I	01	290,000
GRANTOR: SULLIVAN SARAH E & BR						
GRANTEE: THOMPSON JOHN M & J						
1979/0700	5/08/2015	WD	Q	I	02	212,500
GRANTOR: SILVERIO THOMAS & SUS						
GRANTEE: SULLIVAN SARAH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W45 S27 FGR=[YR=1994] S21 E19 N13 FOP=[YR=1994] E4 N6 W4 S6 $ N8 W2 N4 W10 S4 W7 $ E7 N4 E10 S4 E2 S1 E4 S6 E10 S1 E12 N35 $.

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	17	3	51.00	SF	6.50	6.50	100	1994	1994	3	66	219	
3	0755	FSP	0	100	14	10	140.00	SF	20.00	20.00	100	2004	2004	3	21	588	

LAND DESCRIPTION

TOTAL OB/XF 2,949

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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS