

**ALMOND PATRICIA L/E/
2123 CANTERBURY LN
FERNANDINA BEACH, FL 32034**

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0900

MDL

01

EFF. AREA

2,041

TOT ADJ PTS

122.8430

EFF. BASE RATE

162.15

REPL. COST NEW

330,948

AYB

1995

EYB

2015

ECON

0

FNCT

0

NORM

0

% COND

4.00

96.00

1

SNGL FAM - 100% - 2023

Heated Area: 1738

HX Base Yr 2023

PTO

1915

FOP

1995

BAS

1995

FGR

1995

40

12

2.9

4

2.52

17

2

19

6

16

22

18

22

18

28

28

5

5

10

27

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

1,738

100

1995

1,738

270,544

FGR

418

55

1995

230

35,803

FOP

96

30

1995

29

4,514

FOP

140

30

1995

42

6,538

PTO

34

5

1995

2

311

TOTALS

2,426

2,041

317,710

EXTRA FEATURES

L N

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

0500

FP-PRE FAB

0100

0

0

1.00

UT

3,500.00

3,500.00

100

1995

1995

3

76

2,660

2

0811

CONCRETE B

0100

44

16

704.00

SF

5.20

5.20

100

1995

1995

3

68

2,489

3

0810

CONCRETE A

0100

20

3

60.00

SF

6.50

6.50

100

1995

1995

3

68

265

2123 CANTERBURY LN, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/01/2025

MLU

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

03/04/2024

BY

TWA

Total Acres:

0.00

Total Land Value:

180,000

Market:

0

Agricultural:

0

Common:

180,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

317,710

TOTAL MARKET OB/XF VALUE

5,414

TOTAL LAND VALUE - MARKET

180,000

TOTAL MARKET VALUE

503,124

SOH/AGL Deduction

73,069

ASSESSED VALUE

430,055

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

379,333

TOTAL JUST VALUE

503,124

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

469,821

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20222728

RMDL BATHS,HARDI

23,000

01/09/2023

B9061

NEW CONSTR

84,000

05/04/1995

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2682/16

11/28/2023

LE U

I

11

100

GRANTOR:

GRANTEE: GREGORY JASON K

2600/1121

10/27/2022

WD Q

I

02

475,000

GRANTOR: FORTIER RALPH J & SHI

GRANTEE: ALMOND PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N2 W17 S2 E1 FOP=[YR=1995] S6 E16 N6 W16 \$ E16 \$ S6 W16 N6 W1 U2 L2 W4 D2 L2 W12 S40 E10 FOP=[YR=1995] S5 E28 N5 FGR=[YR=1995] E18 N22 W19 S22 E1 \$ W28 \$ E27 N22 E19 N18 \$.