BLOCK 9 LOT 10
LAKEWOOD #3 PB 5/193-194

LACEY KATHRYN R & CHRISTOPHER
1503 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-143A-0009-0100

BUILDING CHARACTERISTICS

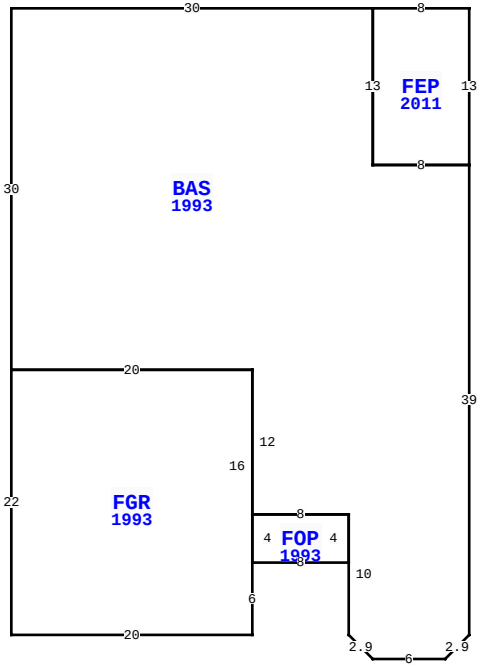
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,368	100	1993	1,368	206,355
FEP	104	80	2011	83	12,520
FGR	440	55	1993	242	36,505
FOP	32	30	1993	10	1,508
TOTALS	1,944			1,703	256,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,703	127.4200	177.11	301,618	1989	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 2019 Heated Area: 1368 HX Base Yr 2019



1503 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,888
TOTAL MARKET OB/XF VALUE	44,670
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	481,558
SOH/AGL Deduction	228,187
ASSESSED VALUE	253,371
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	201,960
TOTAL JUST VALUE	481,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062362	REPAIR/RRF	6,000	10/19/2006
20051423	MECH OTHER	3,000	03/18/2005
8529	SWIM POOL	10,600	08/29/1994
5010	NEW CONSTR	63,595	09/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0702	2/11/2022	QC	U	I	11	100
GRANTOR: LACY KATHRYN R FNA KA						
GRANTEE: LACY KATHRYN R & CH						
2114/1185	4/05/2017	WD	Q	I	01	246,000
GRANTOR: IVANOV STACEY L & CHR						
GRANTEE: BLACK KATHRYN R						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W8 BAS=[YR=1993] W30 S30 FGR=[YR=1993] S22 E20 N6 FOP=[YR=1993] E8 N4 W8 S4 $ N16 W20 $ E20 S12 E8 S10 D2 R2 E6 R2 U2 N39 W8 N13$ S13 E8 N13$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,670

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS