LOT 4
IN OR 1539/266
LAKEWOOD #5 PB 5/380

PALLAN LVG TRUST
203 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143C-0004-0000

BUILDING CHARACTERISTICS

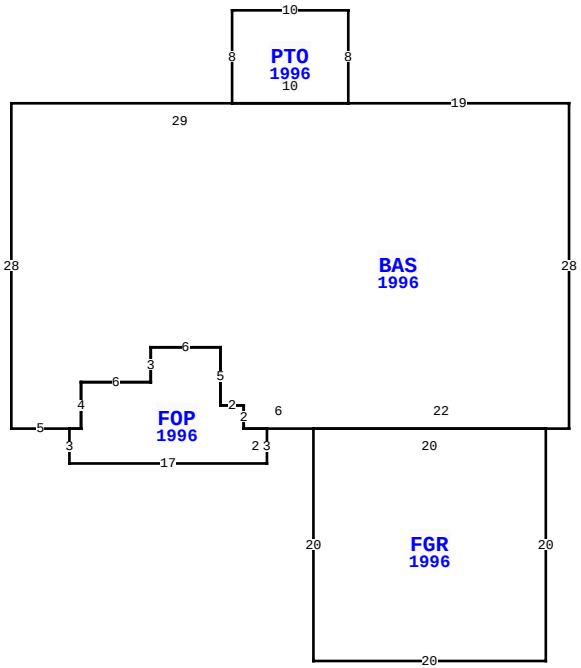
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,274	100	1996	1,274	194,151
FGR	400	55	1996	220	33,527
FOP	121	30	1996	36	5,486
PTO	80	5	1996	4	610
TOTALS	1,875			1,534	233,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,534	127.8570	177.72	272,622	1996	1996	0	0	0	14.25	85.75

1 SNGL FAM 0% - 0 Heated Area: 1274 HX Base Yr



1903 CANTERBURY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,773
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	413,773
SOH/AGL Deduction	52,726
ASSESSED VALUE	361,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,047
TOTAL JUST VALUE	413,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969956	NEW CONSTR	80,448	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/0266	12/04/2007	WD	Q	I	01	100
GRANTOR: PALLAN DENNIS A						
GRANTEE: PALLAN DENNIS A & E						
0775/0204	10/29/1996	WD	Q	I		86,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MAY BERTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 PTO=[YR=1996] N8 W10 S8 E10$ W29 S28 E5 FOP=[YR=1996] S3 E17 N3 W2 N2 W2 N5 W6 S3 W6 S4 W1$ E1 N4 E6 N3 E6 S5 E2 S2 E6 FGR=[YR=1996] S20 E20 N20 W20$ E22 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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