LOT 38
LAKEWOOD #5 PB 5/380

HERITAGE CHARLES W & DOROTHY B L/E/
2143 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143C-0038-0000

BUILDING CHARACTERISTICS

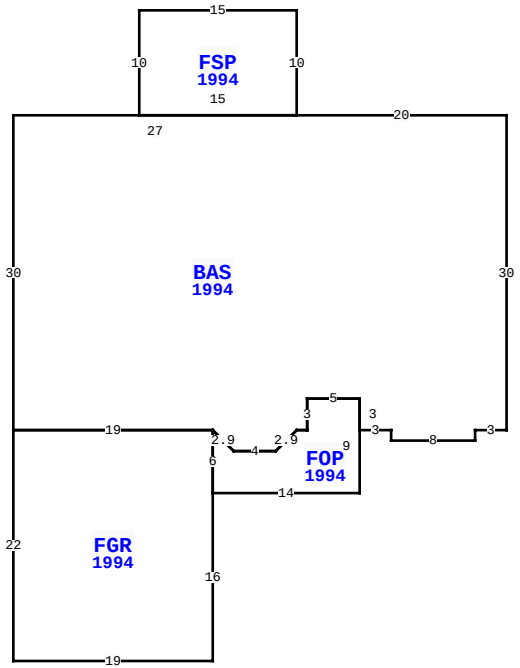
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,415	100	1994	1,415	207,643
FGR	418	55	1994	230	33,751
FOP	87	30	1994	26	3,816
FSP	150	40	1994	60	8,804
TOTALS	2,070			1,731	254,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	124.2000	172.64	298,840	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM 100% - 1997 Heated Area: 1415 HX Base Yr 1997



2143 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		254,014
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		434,014
SOH/AGL Deduction		286,329
ASSESSED VALUE		147,685
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		91,274
TOTAL JUST VALUE		434,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120561	H/AC	2,500	04/04/2012
20060665	REMODEL	1,000	04/01/2006
B0003608	REPAIR/RRF	6,000	08/01/2000
8386	NEW CONSTR	50,610	06/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2830/1165	11/18/2025	LE	U	I	11	100
GRANTOR: HERITAGE CHARLES W &						
GRANTEE: HERITAGE STEVEN						
0767/1661	8/07/1996	WD	Q	I		110,900
GRANTOR: KOPSON JOSEPH C & CHA						
GRANTEE: HERITAGE CHARLES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W20 FSP=[YR=1994] N10 W15 S10 E15 $ W27 S30 FGR=[YR=1994] S22 E19 N16 FOP=[YR=1994] E14 N9 W5 S3 W1 L2 D2 W4 U2 L2 S6$ N6 W19$ E19 R2 D2 E4 U2 R2 E1 N3 E5 S3 E3 S1 E8 N1 E3 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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