BLOCK 5 LOT 8
LAKEWOOD PB 5/112-113

GOSS CASEY & KELLY MARIE
2213 PENBROOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0005-0080

BUILDING CHARACTERISTICS

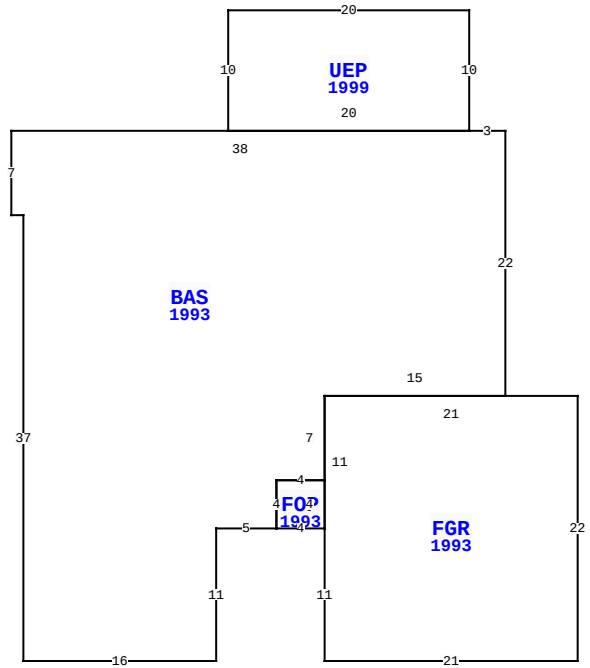
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,322	100	1,322	158,110
FGR	462	55	254	30,379
FOP	16	30	5	598
UEP	200	60	120	14,352
TOTALS	2,000		1,701	203,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,701	119.9000	142.38	242,188	1987	1987	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 0 Heated Area: 1322 HX Base Yr



2213 PENBROOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,438
TOTAL MARKET OB/XF VALUE		2,931
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		336,369
SOH/AGL Deduction		137,475
ASSESSED VALUE		198,894
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		98,894
TOTAL JUST VALUE		336,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100739	REPAIR/RRF	5,200	05/05/2010
B991336	ADDITION	6,840	10/06/1999
B984414	REMODEL	7,500	10/21/1998
BP4158	N/A	32,400	02/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0341	3/22/2023	WD	Q	I	01	547,000
GRANTOR: WENZELBURGER WILLIAM						
GRANTEE: GOSS CASEY & KELLY						
1621/0412	5/22/2009	WD	Q	I	01	160,000
GRANTOR: SWAILS HELEN H						
GRANTEE: WENZELBURGER WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UEP=[YR=1999] N10 W20 S10 E20 $ W38 S7 E1 S37 E16 N11 E5 FOP=[YR=1993] E4 FGR=[YR=1993] S11 E21 N22 W21 S11 $ N4 W4 S4 $ N4 E4 N7 E15 N22 $.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1987	1987	3	54.5	202	
2	0810	CONCRETE A	0	100	0	0	635.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,249	
3	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,931

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS