

BLOCK 8 LOT 9
IN OR 854/1051
LAKEWOOD #2 PB 5/136

BENTON TOMMIE L JR & MARIA G
2354 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0008-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

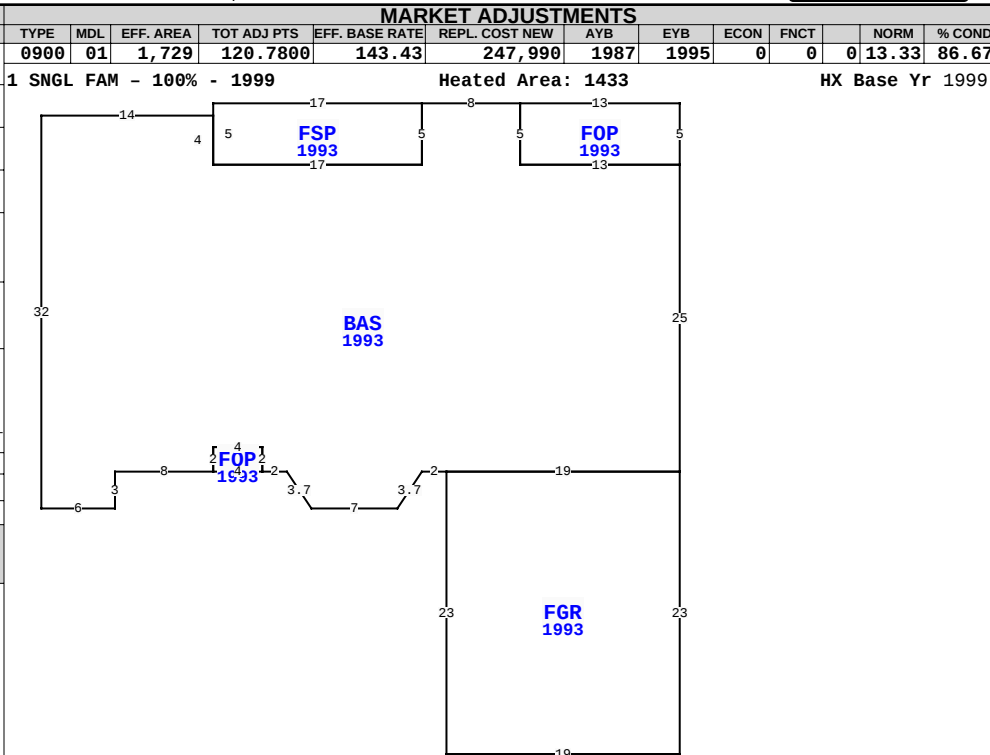
MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,433	100	1,433	178,137
FGR	437	55	240	29,834
FOP	8	30	2	249
FOP	65	30	20	2,487
FSP	85	40	34	4,227

TOTALS	2,028	1,729	214,933
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811
3	0811
4	1242



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

2354 PENBROOK DR, FERNANDINA BEACH

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	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0811	CONCRETE B	0 100	38 17	646.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,831	
3	0811	CONCRETE B	0 100	43 3	129.00	SF	5.20	5.20	100	1987	1987	3	54.5	366	
4	1242	WD DECK A	0 100	0 0	312.00	SF	10.00	10.00	100	2000	2000	3	20	624	

LAND DESCRIPTION	TOTAL OB/XF	5,061
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	130,000.00	143,000.00	143,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			214,933
TOTAL MARKET OB/XF VALUE			5,061
TOTAL LAND VALUE - MARKET			143,000
TOTAL MARKET VALUE			362,994
SOH/AGL Deduction			226,607
ASSESSED VALUE			136,387
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			81,387
TOTAL JUST VALUE			362,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121010	REPL SIDE DOOR	555	06/05/2012
20062323	REMODEL	1,800	10/11/2006
20051514	REPAIR/RRF	3,000	04/05/2005
20042379	REPAIR/RRF	2,000	12/17/2004
4409	NEW CONSTR	38,700	08/12/1987

SALES DATA	
OFF RECORD Number	DATE
0854/1051	11/04/1998
GRANTOR: HUBBARD KELLY P	
GRANTEE: BENTON TOMMIE JR &	
0839/0952	6/30/1998
GRANTOR: HUBBARD PAUL M	
GRANTEE: HUBBARD KELLY P	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1993] W13 BAS=[YR=1993] W8 FSP=[YR=1993] W17 S5 E17 N5 \$ S5 W17 N4 W14 S32 E6 N3 E8 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E4 S2 E2 D3 R2 E7 U3 R2 E2 FGR=[YR=1993] S23 E19 N23 W19 \$ E19 N25 W13 N5 \$ S5 E13 N5 \$.	