BLOCK 8 LOT 10
IN OR 1837/1468
LAKEWOOD #2 PB 5/136

SHERO DALE A & MARGARET A
2364 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0008-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

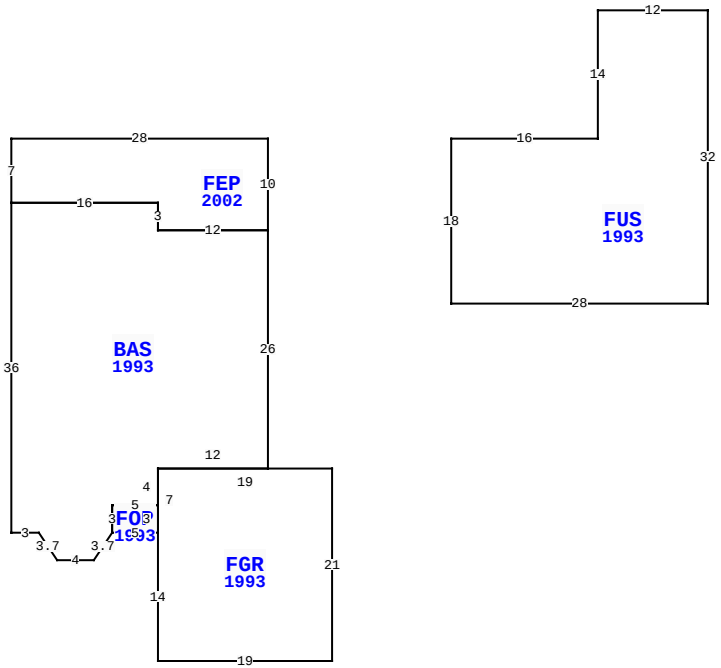
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	891	100	891	106,860
FEP	232	80	186	22,308
FGR	399	55	219	26,265
FOP	15	30	4	480
FUS	672	100	672	80,594
TOTALS	2,209		1,972	236,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	116.4240	138.25	272,629	1987	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2014 Heated Area: 1563 HX Base Yr 2014



2364 PENBROOK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,506
TOTAL MARKET OB/XF VALUE		4,686
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		384,192
SOH/AGL Deduction		196,996
ASSESSED VALUE		187,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,196
TOTAL JUST VALUE		384,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0040948	REPAIR/RRF	3,000	05/24/2004
B020350	ADDITION	17,000	02/28/2002
4399	NEW CONSTR	39,000	07/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1837/1468	1/28/2013	WD	Q	I	02	176,000
GRANTOR: BEARD ROBERT						
GRANTEE: SHERO DALE A & MARG						
1490/1391	4/09/2007	QC	U	I	01	100
GRANTOR: BEARD LORI LEE						
GRANTEE: BEARD ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2002] W28 S7 BAS=[YR=1993] S36 E3 D3 R2 E4 R2 U3
FOP=[YR=1993] E5 FGR=[YR=1993] S14 E19 N21 W19 S7 $ N3 W5
S3 $ N3 E5 N4 E12 N26 W12 N3 W16 $ E16 S3 E12 N10 $ PTR= E20
FUS=[YR=1993] E16 N14 E12 S32 W28 N18 $ W20 $.

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	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	16	608.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,723	
3	0811	CONCRETE B	0	100	22	3	66.00	SF	5.20	5.20	100	1987	1987	3	54.5	187	
4	1242	WD DECK A	0	100	0	0	268.00	SF	10.00	10.00	100	2000	2000	3	20	536	

LAND DESCRIPTION

TOTAL OB/XF 4,686

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	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							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/02/2023 BY SYS