

BLOCK 8 LOT 12
IN OR 2089/870
LAKEWOOD #2 PB 5/136

FORTENBERRY ADAM A & LANA A
2414 PENBROOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0008-0120



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	07	CORK/VTILE 100
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

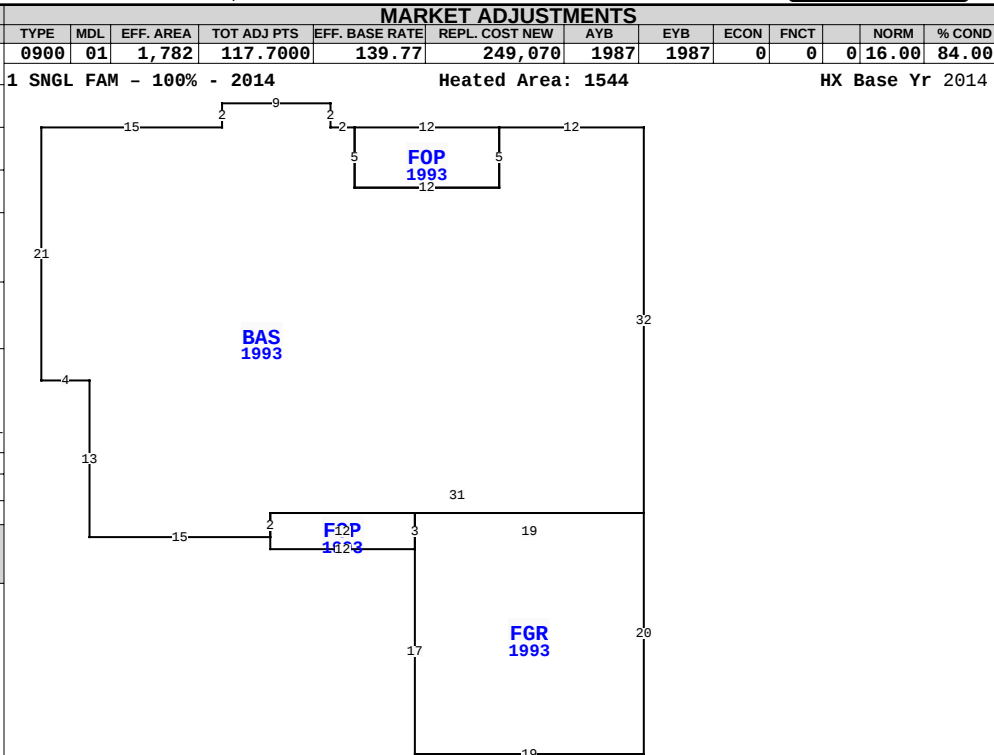
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	181,276
FGR	380	55	209	24,538
FOP	36	30	11	1,291
FOP	60	30	18	2,113

TOTALS	2,020	1,782	209,219
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	33	16	528.00	SF	5.20	5.20
2	0811	CONCRETE B	0 100	25	3	75.00	SF	5.20	5.20
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	1242	WD DECK A	0 100	0	0	696.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



2414 PENBROOK DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	54.5	1,496	
100	1987	1987	3	54.5	213	
100	1987	1987	3	64	2,240	
100	1993	1993	3	20	1,392	

TOTAL OB/XF									
5,341									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		209,219	
TOTAL MARKET OB/XF VALUE		5,341	
TOTAL LAND VALUE - MARKET		143,000	
TOTAL MARKET VALUE		357,560	
SOH/AGL Deduction		178,691	
ASSESSED VALUE		178,869	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		128,869	
TOTAL JUST VALUE		357,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121560	ROOF	6,785	08/01/2012
20081304	XF0B	1,100	08/18/2008
4329	NEW CONSTR	380,200	06/03/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2089/0870	12/19/2016	QC	U	I	11
GRANTOR: MILTENBERGER MS LANA					
GRANTEE: FORTENBERRY ADAM A					
1863/0011	6/14/2013	WD	U	I	30
GRANTOR: SCHLOSSBERG BONNIE &					
GRANTEE: FORTENBERRY ADAM A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FOP=[YR=1993] W12 S5 E12 N5 \$ S5 W12 N5 W2 N2 W9 S2 W15 S21 E4 S13 E15 FOP=[YR=1993] S1 E12 FGR=[YR=1993] S17 E19 N20 W19 S3 \$ N3 W12 S2 \$N2 E31 N32 \$.									