

BLOCK 8 LOT 24
IN OR 2054/561
LAKEWOOD #3 PB5/193-194

CARTER WILLIAM D JR & SARAH J
1508 PENBROOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0008-0240



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	05	AVERAGE 70	0900	01	1,944	125.7300	149.30	290,239	1988	1988	0	0	0	16.13	83.87														
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 100% - 2020													Heated Area: 1728					HX Base Yr 2020								
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	14	CARPET 50																											
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	1,728	100	1,728	216,376																									
FGR	380	55	209	26,171																									
FOP	24	30	7	876																									
TOTALS		2,132	1,944	243,423																									
EXTRA FEATURES										1508 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	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	1988	1988	3	57	2,395													
2	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1988	1988	3	20	7,140													
3	0845	KOOL DECK	0	100	0	0	604.00	SF	7.25	7.25	100	1988	1988	3	57	2,496													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310													
5	0911	SCRN RM A	0	100	25	42	1,050.00	SF	17.50	17.50	100	2004	2004	3	24	4,410													
6	0940	SHEDS/PORT	0	100	0	0	96.00	SF	30.00	30.00	100	1999	1999	3	20	576													
LAND DESCRIPTION										TOTAL OB/XF										19,327									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	SFR POND	100			4.00	0.00	1.00	LT		1.00	1.00	1.10	130,000.00	143,000.00	143,000												
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/02/2023 BY SYS																													