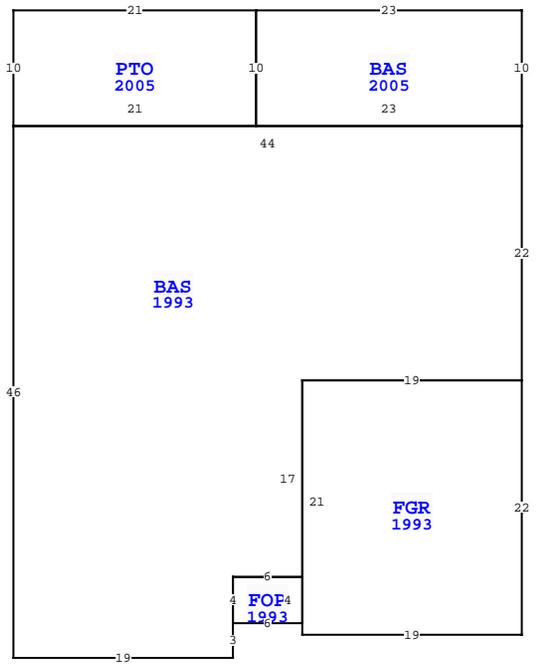


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	1,526	100	1,526
BAS	230	100	230
FGR	418	55	230
FOP	24	30	7
PTO	210	5	10
TOTALS	2,408		2,003
			240,143

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,003	119.7658	142.22	284,867	1989	1989	0	0	15.70	84.30	
1 SNGL FAM - 100% - 2012 Heated Area: 1756 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,143	
TOTAL MARKET OB/XF VALUE		2,647	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		372,790	
SOH/AGL Deduction		198,341	
ASSESSED VALUE		174,449	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		124,449	
TOTAL JUST VALUE		372,790	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062284	H/AC	2,400	10/05/2006
20041974	REPAIR/RRF	1,000	10/26/2004
5158	NEW CONSTR	67,830	01/10/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1773/1011	12/30/2011	WD	Q	I	02	180,000
GRANTOR: MARKER KENNETH J & ME						
GRANTEE: MCNABB RUSSELL B &						
1104/1288	12/31/2002	WD	Q	I		159,900
GRANTOR: SILVA JOHN M & SUSAN						
GRANTEE: MARKER KENNETH J						

EXTRA FEATURES																
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			680.00	100	1989	1989	3	59.5	2,104	
2	0835	QUARY TILE	0	100	0	0	SF	10.00	10.00	100	2002	2002	3	83	481	
3	0810	CONCRETE A	0	100	4	4	SF	6.50	6.50	100	1989	1989	3	59.5	62	

1517 PENBROOK DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W23 PTO=[YR=2005] W21 S10 BAS=[YR=1993] S46 E19 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S1 E19 N22 W19 S21 \$ N4 W6 S4 \$ N4 E6 N17 E19 N22 W44 \$ E21 N10 \$ S10 E23 N10 \$ .	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								