BLK 11 LOT 13
IN OR 550/546
LAKEWOOD #3 PB5/193-194

BUSH WENDELL & DORA H
1537 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0011-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

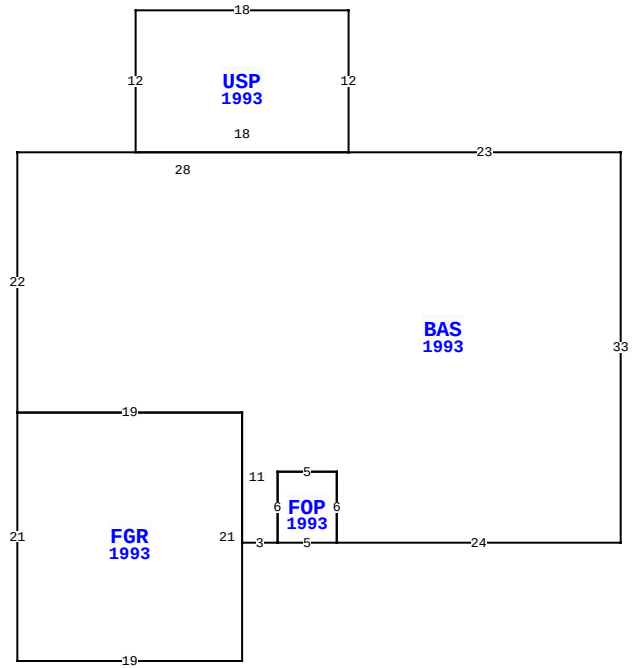
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	177,434
FGR	399	55	219	26,910
FOP	30	30	9	1,106
USP	216	30	65	7,987
TOTALS	2,089		1,737	213,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,737	120.7800	143.43	249,138	1988	1993	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 1989 Heated Area: 1444 HX Base Yr 1989



1537 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		213,437
TOTAL MARKET OB/XF VALUE		2,623
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		346,060
SOH/AGL Deduction		221,521
ASSESSED VALUE		124,539
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		69,539
TOTAL JUST VALUE		346,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4767	NEW CONSTR	40,000	03/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0550/0546	8/17/1988	WD	Q	I		74,200
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BUSH WENDELL						
0542/0042	5/02/1988	WD	U	V	09	30,000
GRANTOR: SADLER DEVELOPMENT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=1993] N12 W18 S12 E18$ W28 S22 FGR=[YR=1993] S21 E19 N21 W19$ E19 S11 E3 FOP=[YR=1993] E5 N6 W5 S6$ N6 E5 S6 E24 N33$.

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	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	57	1,802	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1988	1988	3	57	245	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 2,623

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	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							

REVIEW DATE 04/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS