



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 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	1,322	100	1,322	186,253
FGR	462	55	254	35,786
FOP	16	30	5	704
UEP	200	60	120	16,907
TOTALS	2,000		1,701	239,649

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0 100	0	0	635.00	SF	6.50	6.50	100	1987
3	0940	SHEDS/PORT	0 100	0	0	80.00	SF	30.00	30.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	1.00

1 SNGL FAM - 100% - 2024

Heated Area: 1322

HX Base Yr 2024

2213 PENBROOK DR, FERNANDINA BEACH

TOTAL OB/XF											
2,819											

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2,819											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		239,649	
TOTAL MARKET OB/XF VALUE		2,819	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		417,468	
SOH/AGL Deduction		123,779	
ASSESSED VALUE		293,689	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		243,689	
TOTAL JUST VALUE		417,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100739	REPAIR/RRF	5,200	05/05/2010
B991336	ADDITION	6,840	10/06/1999
B984414	REMODEL	7,500	10/21/1998
BP4158	N/A	32,400	02/06/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2627/0341	3/22/2023	WD	Q	I	01
GRANTOR: WENZELBURGER WILLIAM					
GRANTEE: GOSS CASEY & KELLY					
1621/0412	5/22/2009	WD	Q	I	01
GRANTOR: SWAILS HELEN H					
GRANTEE: WENZELBURGER WILLIA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 UEP=[YR=1999] N10 W20 S10 E20 \$ W38 S7 E1 S37 E16 N11 E5 FOP=[YR=1993] E4 FGR=[YR=1993] S11 E21 N22 W21 S11 \$ N4 W4 S4 \$ N4 E4 N7 E15 N22 \$.											