

BLOCK 8 LOT 9
IN OR 854/1051
LAKEWOOD #2 PB 5/136

BENTON TOMMIE L JR & MARIA G
2354 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0008-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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	1,433	100	1,433	186,432
FGR	437	55	240	31,224
FOP	8	30	2	260
FOP	65	30	20	2,602
FSP	85	40	34	4,423
TOTALS	2,028		1,729	224,942

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	38	17	646.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	100	43	3	129.00	SF	5.20	5.20	
4	1242	WD DECK A	0	100	0	0	312.00	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	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,729	120.7800	150.98	261,044	1987	1995	0	0	0 13.83	86.17
1 SNGL FAM - 100% - 1999 Heated Area: 1433 HX Base Yr 1999											
2354 PENBROOK DR, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

TOTAL OB/XF 4,890											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	38	17	646.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	100	43	3	129.00	SF	5.20	5.20	
4	1242	WD DECK A	0	100	0	0	312.00	SF	10.00	10.00	

TOTAL OB/XF 4,890											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,942	
TOTAL MARKET OB/XF VALUE		4,890	
TOTAL LAND VALUE - MARKET		192,500	
TOTAL MARKET VALUE		422,332	
SOH/AGL Deduction		281,853	
ASSESSED VALUE		140,479	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		85,479	
TOTAL JUST VALUE		422,332	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121010	REPL SIDE DOOR	555	06/05/2012
20062323	REMODEL	1,800	10/11/2006
20051514	REPAIR/RRF	3,000	04/05/2005
20042379	REPAIR/RRF	2,000	12/17/2004
4409	NEW CONSTR	38,700	08/12/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0854/1051	11/04/1998	WD	Q	I	
GRANTOR: HUBBARD KELLY P					
GRANTEE: BENTON TOMMIE JR &					
0839/0952	6/30/1998	QC	U	I	06
GRANTOR: HUBBARD PAUL M					
GRANTEE: HUBBARD KELLY P					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=1993] W13 BAS=[YR=1993] W8 FSP=[YR=1993] W17 S5 E17 N5 \$ S5 W17 N4 W14 S32 E6 N3 E8 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E4 S2 E2 D3 R2 E7 U3 R2 E2 FGR=[YR=1993] S23 E19 N23 W19 \$ E19 N25 W13 N5 \$ S5 E13 N5 \$.											