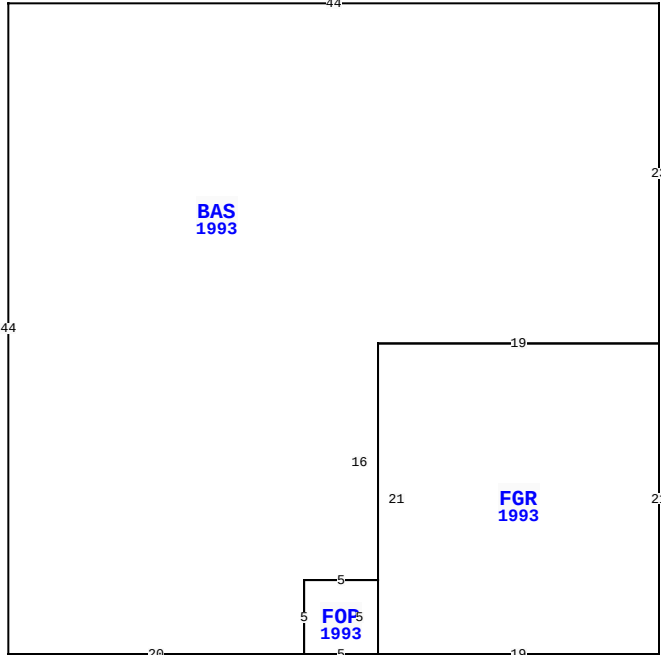




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 70		0900	01	1,739	119.6800	149.60	260,154	1988	1988	0	0	0	16.45	83.55	VALUATION BY					STANDARD											
Exterior Wall		12	CEDAR 30		1 SNGL FAM - 100% - 1999										Heated Area: 1512					HX Base Yr 1999					Tax Group: 2					Tax Dist:				
Roof Structure		03	GABLE/HIP 100																	BUILDING MARKET VALUE					217,359									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					4,813									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					175,000									
Interior Floor		14	CARPET 100																	TOTAL MARKET VALUE					397,172									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					260,586									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					136,586									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB DX SX WX					110,000				
Bathrooms			2 100																	BASE TAXABLE VALUE					26,586									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					397,172									
Stories		1.	1. 100																	NCON VALUE					0									
Units			0 100																	INCOME VALUE														
BUD8 Adjustme		02	DIST FB 100																	PREVIOUS YEAR MKT VALUE					342,283									
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	1,512	100	1,512	188,986																														
FGR	399	55	219	27,373																														
FOP	25	30	8	1,000																														
TOTALS		1,936		1,739	217,359																													
EXTRA FEATURES					1538 PENBROOK DR, FERNANDINA BEACH										BLD DATE					LGL DATE					03/14/2024					MLU				
															XF DATE																			
															INC DATE																			
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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	1988	1988	3	54.5	96																		
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,768																		
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																		
4	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	1988	1988	3	54.5	709																		