BLOCK 11 LOT 11
IN OR 1773/1011
LAKEWOOD #3 PB 5/193 & 194

MCNABB RUSSELL B & SHAUNA
1517 PENBROOK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0011-0110

BUILDING CHARACTERISTICS

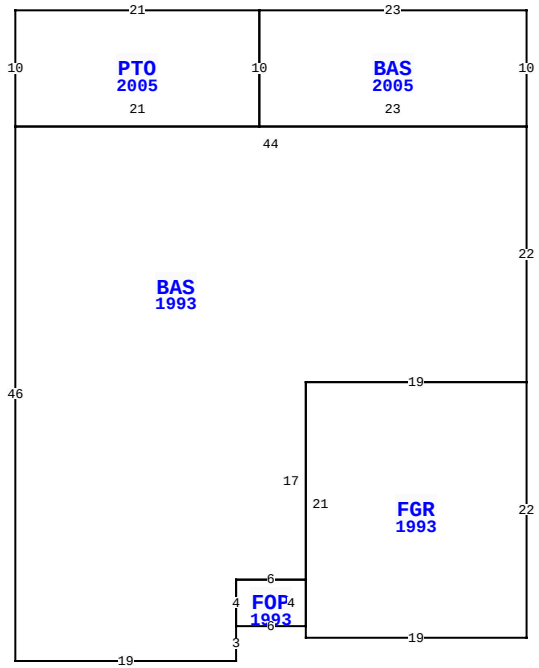
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	SUBAREA MARKET VALUE
BAS	1,526	100	1,526	191,904
BAS	230	100	230	28,924
FGR	418	55	230	28,924
FOP	24	30	7	880
PTO	210	5	10	1,257
TOTALS	2,408		2,003	251,890

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	149.71	299,869	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2012 Heated Area: 1756 HX Base Yr 2012



1517 PENBROOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,890
TOTAL MARKET OB/XF VALUE		2,551
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		429,441
SOH/AGL Deduction		249,759
ASSESSED VALUE		179,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,682
TOTAL JUST VALUE		429,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,790

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						

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 $.

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	0	0	680.00	SF	5.20	5.20	100	1989	1989	3	57	2,016	
2	0835	QUARY TILE	0	100	0	0	58.00	SF	10.00	10.00	100	2002	2002	3	82	476	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1989	1989	3	57	59	

LAND DESCRIPTION

TOTAL OB/XF 2,551

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS