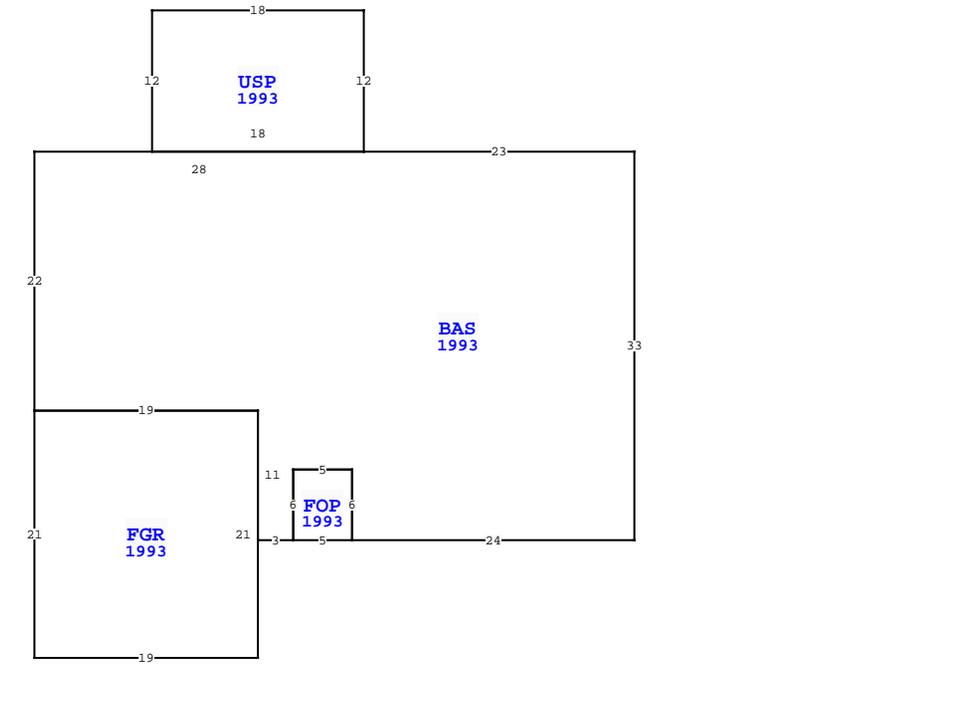


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	

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	150.98	262,252	1988	1993	0	0	14.83	85.17		



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	185,683
FGR	399	55	219	28,161
FOP	30	30	9	1,157
USP	216	30	65	8,359
TOTALS	2,089		1,737	223,360

1537 PENBROOK DR, FERNANDINA BEACH

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

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	38	16		5.20	5.20	100	1988	1988	3	54.5	1,723	
2	0810	CONCRETE A	0	100	22	3		6.50	6.50	100	1988	1988	3	54.5	234	
3	0940	SHEDS/PORT	0	100	8	12		30.00	30.00	100	1994	1994	3	20	576	

TOTAL OB/XF 2,533

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,360
TOTAL MARKET OB/XF VALUE			2,533
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			400,893
SOH/AGL Deduction			272,618
ASSESSED VALUE			128,275
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE			73,275
TOTAL JUST VALUE			400,893
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,060

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\$.