BLK 11 LOT 14
LAKEWOOD #3 PB5/193-194

**PERRINE JULIE M & JOHN E**
1547 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-143A-0011-0140**

## BUILDING CHARACTERISTICS

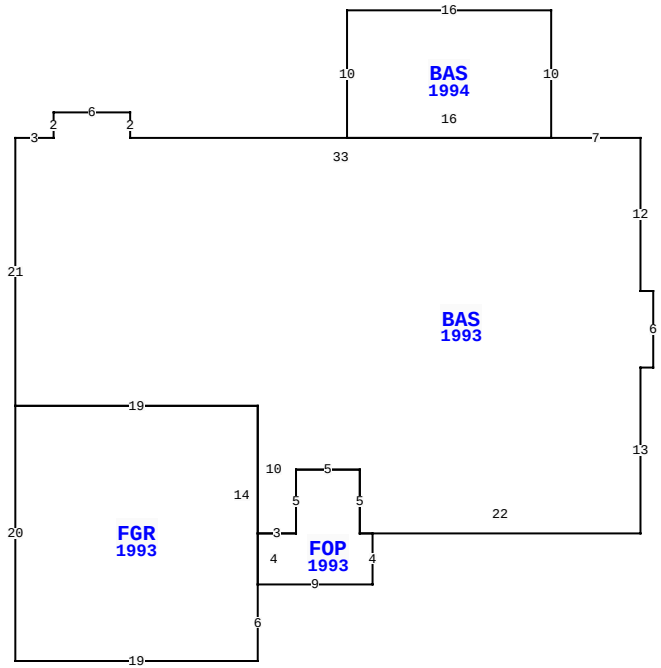
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 166,762 |
| BAS | 160 | 100 | 160 | 20,183 |
| FGR | 380 | 55 | 209 | 26,364 |
| FOP | 61 | 30 | 18 | 2,271 |
| TOTALS | 1,923 | | 1,709 | 215,580 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,709 | 120.7800 | 150.98 | 258,025 | 1988 | 1988 | 0 | 0 | 0 | 16.45 | 83.55 |

1 SNGL FAM – 100% - 2021 Heated Area: 1482 HX Base Yr 2021




1547 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 | | 215,580 |
| TOTAL MARKET OB/XF VALUE | | 4,757 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 395,337 |
| SOH/AGL Deduction | | 203,134 |
| ASSESSED VALUE | | 192,203 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 142,203 |
| TOTAL JUST VALUE | | 395,337 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,466 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20051665 | REPAIR/RRF | 5,000 | 04/25/2005 |
| 8383 | ADDITION | 10,000 | 06/15/1994 |
| 4982 | NEW CONSTR | 59,325 | 08/22/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2407/1033 | 11/10/2020 | WD | Q | I | 01 | 365,000 |
| GRANTOR: WESTRA DANIEL L & REG | | | | | | |
| GRANTEE: PERRINE JULIE M & J | | | | | | |
| 2347/0342 | 2/28/2020 | WD | Q | I | 01 | 364,000 |
| GRANTOR: YOUNG DONNA AS GUARDI | | | | | | |
| GRANTEE: WESTRA DANIEL L & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 BAS=[YR=1994] N10 W16 S10 E16$ W33 N2 W6 S2 W3 S21 FGR=[YR=1993] S20 E19 N6 FOP=[YR=1993] E9 N4 W1 N5 W5 S5 W3 S4$ N14 W19 $ E19 S10 E3 N5 E5 S5 E22 N13 E1 N6 W1 N12 $ .

## 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 | 39 | 16 | 673.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 54.5 | 1,907 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 18 | 3 | 54.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 54.5 | 191 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 72 | 3 | 216.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 68 | 955 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 10 | 140.00 | SF | 30.00 | 30.00 | 100 | 1991 | 1991 | 3 | 20 | 840 | |
| 5 | 0756 | FEP | 0 | 100 | 16 | 10 | 160.00 | SF | 27.00 | 27.00 | 100 | 1994 | 1994 | 3 | 20 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,757

| 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 04/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS