



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
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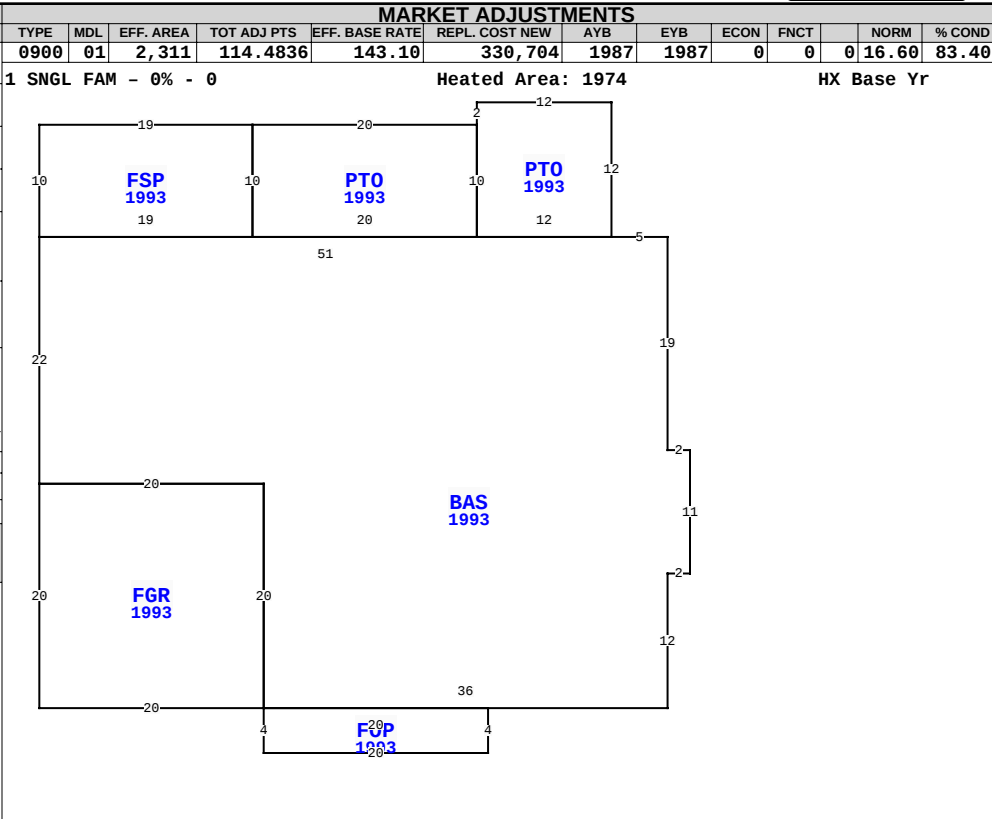
NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	235,587
FGR	400	55	220	26,256
FOP	80	30	24	2,864
FSP	190	40	76	9,071
PTO	144	5	7	836
PTO	200	5	10	1,193

TOTALS	2,988		2,311	275,807
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	W
1	0811	CONCRETE B	0	0
2	0811	CONCRETE B	0	9
3	0500	FP-PRE FAB	0	0
4	0825	BRICK	0	0



1607 PENBROOK DR, FERNANDINA BEACH	BLD DATE 04/08/2008	DJ	LGL DATE	03/14/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG 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	0811	CONCRETE B	0	0	0	849.00	SF	5.20	5.20	100	1987	1987	3	52	2,296	
2	0811	CONCRETE B	0	0	9	27.00	SF	5.20	5.20	100	1987	1987	3	52	73	
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0825	BRICK	0	0	0	284.00	SF	12.50	12.50	100	2002	2002	3	95	3,373	

LAND DESCRIPTION																TOTAL OB/XF	7,912
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		275,807			
TOTAL MARKET OB/XF VALUE		7,912			
TOTAL LAND VALUE - MARKET		175,000			
TOTAL MARKET VALUE		458,719			
SOH/AGL Deduction		94,444			
ASSESSED VALUE		364,275			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		364,275			
TOTAL JUST VALUE		458,719			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		401,065			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052865	REPAIR/RRF	2,000	10/17/2005
4409	NEW CONSTR	41,500	07/24/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/1508	5/29/2019	WD U	I	I	11	100	
GRANTOR: EASTMAN GERALD L & DE							
GRANTEE: EASTMAN REVOCABLE T							
1766/1545	11/23/2011	WD U	I	I	38	195,000	
GRANTOR: MCCOY KEVIN P & DANA							
GRANTEE: EASTMAN GERALD L &							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W5 PTO=[YR=1993] N12 W12 S2 PTO=[YR=1993] W20															
FSP=[YR=1993] W19 S10 E19 N10 \$ S10 E20 N10 \$ S10 E12\$ W51															
S22 FGR=[YR=1993] S20 E20 FOP=[YR=1993] S4 E20 N4 W20 \$ N20															
W20 \$ E20 S20 E36 N12 E2 N11 W2 N19 \$.															