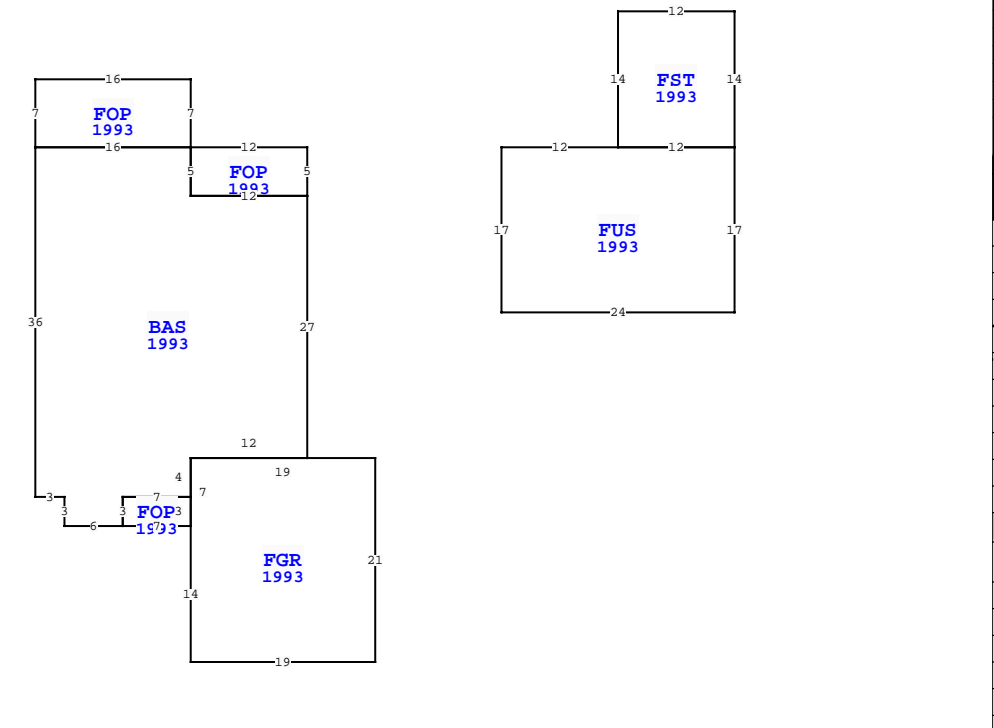


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	12 CEDAR 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,695	133.1700	175.78	297,947	1987	1992	0	0	15.33	84.67

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			252,272
TOTAL MARKET OB/XF VALUE			14,689
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			446,961
SOH/AGL Deduction			174,847
ASSESSED VALUE			272,114
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			221,392
TOTAL JUST VALUE			446,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,271



Quality		06 Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC 1046.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	1993	918	136,629
FGR	399	55	1993	219	32,595
FOP	21	30	1993	6	893
FOP	60	30	1993	18	2,679
FOP	112	30	1993	34	5,061
FST	168	55	1993	92	13,693
FUS	408	100	1993	408	60,724
TOTALS	2,086			1,695	252,272

2203 PENBROOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,606	
3	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50	6.50	100	1987	1987	3	49.5	792	
4	0810	CONCRETE A	0	100	0	0	372.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,197	
5	0845	KOOL DECK	0	100	0	0	558.00	SF	7.25	7.25	100	1987	1987	3	49.5	2,003	
6	0866	POOL FIBER	0	100	33	16	528.00	SF	72.00	72.00	100	1987	1987	3	20	7,603	
7	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1987	1987	3	20	288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111137	REPAIR/RRF	3,621	07/13/2011
20101162	H/AC	4,200	07/16/2010
BP4106	N/A	40,900	01/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1828/1434	12/03/2012	WD	Q	I	02	195,000
GRANTOR: MOORE BELINDA K						
GRANTEE: HERNANDEZ JUAN J JR						
1134/0687	5/02/2003	WD	Q	I		155,000
GRANTOR: LIPMAN ANDREW J & GRA						
GRANTEE: MOORE BELINDA K						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1993] W12 FOP=[YR=1993] W16 N7 E16 S7 \$ BAS=[YR=1993] W16 S36 E3 S3 E6 FOP=[YR=1993] E7 FGR=[YR=1993] S14 E19 N21 W19 S7 \$ N3 W7 S3 \$ N3 E7 N4 E12 N27 W12 N5 \$ S5 E12 N5 \$ PTR= E20 FUS=[YR=1993] E12 FST=[YR=1993] N14 E12 S14 W12 \$ E12 S17 W24 N17 \$ W20 \$.	

LAND DESCRIPTION										TOTAL OB/XF										14,689				
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							