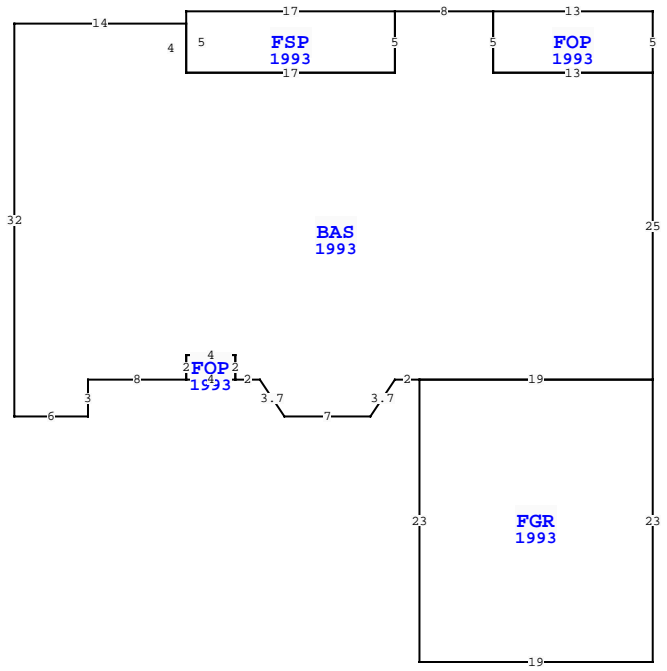


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	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
BAS	1,433	100	1993
FGR	437	55	1993
FOP	8	30	1993
FOP	65	30	1993
FSP	85	40	1993
TOTALS	2,028		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,729	126.2700	166.68	288,190	1987	1995		0	0	14.33
1 SNGL FAM - 100% - 1999 Heated Area: 1433 HX Base Yr 1999											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			246,892
TOTAL MARKET OB/XF VALUE			4,719
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			449,611
SOH/AGL Deduction			305,058
ASSESSED VALUE			144,553
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			88,831
TOTAL JUST VALUE			449,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121010	REPL SIDE DOOR	555	06/05/2012
20062323	REMODEL	1,800	10/11/2006
20051514	REPAIR/RRF	3,000	04/05/2005
20042379	REPAIR/RRF	2,000	12/17/2004
4409	NEW CONSTR	38,700	08/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/1051	11/04/1998	WD	Q	I		108,000
GRANTOR: HUBBARD KELLY P						
GRANTEE: BENTON TOMMIE JR &						
0839/0952	6/30/1998	QC	Q	I	06	100
GRANTOR: HUBBARD PAUL M						
GRANTEE: HUBBARD KELLY P						

EXTRA FEATURES		2354 PENBROOK DR, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100
2	0811	CONCRETE B	0 100
3	0811	CONCRETE B	0 100
4	1242	WD DECK A	0 100

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0811	CONCRETE B	0 100	38	17	646.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,663	
3	0811	CONCRETE B	0 100	43	3	129.00	SF	5.20	5.20	100	1987	1987	3	49.5	332	
4	1242	WD DECK A	0 100	0	0	312.00	SF	10.00	10.00	100	2000	2000	3	20	624	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1993] W13 BAS=[YR=1993] W8 FSP=[YR=1993] W17 S5 E17 N5 \$ S5 W17 N4 W14 S32 E6 N3 E8 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E4 S2 E2 D3 R2 E7 U3 R2 E2 FGR=[YR=1993] S23 E19 N23 W19 \$ E19 N25 W13 N5 \$ S5 E13 N5 \$.	

LAND DESCRIPTION		TOTAL OB/XF 4,719																						
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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							