

BLOCK 8 LOT 11
IN OR 2105/584
LAKEWOOD #2 PB 5/136

SYLVESTER JOSEPH K/SYLVESTER CAROLYN A
2404 PENBROOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143A-0008-0110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 70	
Interior Floor	14	CARPET 30	
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	1,297	100	1993
DCK	673	10	2015
FGR	410	55	1993
FOP	20	30	1993
TOTALS	2,400		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,596	129.4992	170.94	272,820	1987	1995		0	0	14.25	85.75
1 SNGL FAM - 100% - 2018 Heated Area: 1297 HX Base Yr 2018												

2404 PENBROOK DR, FERNANDINA BEACH

L	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	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0811	CONCRETE B	0	100	46	736.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,894	
3	0811	CONCRETE B	0	100	21	63.00	SF	5.20	5.20	100	1987	1987	3	49.5	162	
TOTAL OB/XF 4,156																

BUILDING CHARACTERISTICS											
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TOTALS	2,400										

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		233,943	
TOTAL MARKET OB/XF VALUE		4,156	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		436,099	
SOH/AGL Deduction		200,907	
ASSESSED VALUE		235,192	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		179,470	
TOTAL JUST VALUE		436,099	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150759	REMODEL	18,000	04/09/2015
20122292	ROOF	8,000	11/08/2012
4398	NEW CONSTR	40,000	07/21/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/0584	3/07/2017	QC	U	I	11	104,500
GRANTOR: SYLVESTER CAROLYN A						
GRANTEE: SYLVESTER CAROLYN A						
1993/1910	7/27/2015	WD	Q	I	02	219,900
GRANTOR: DISBROW BUILDERS INC						
GRANTEE: SYLVESTER CAROLYN A						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES	
BAS=[YR=1993] W2 U2 L2 W4 DCK=[YR=2015] N25 W25 S27 E23 U2 R2 \$ D2 L2 W39 S12 W1 S6 E1 S 13 E23 FOP=[YR=1993] E4 FGR=[YR=1993] E3 S10 E19 N20 W22 S10 \$ N5 W4 S5 \$ N5 E4 N5 E22 N21 \$.	