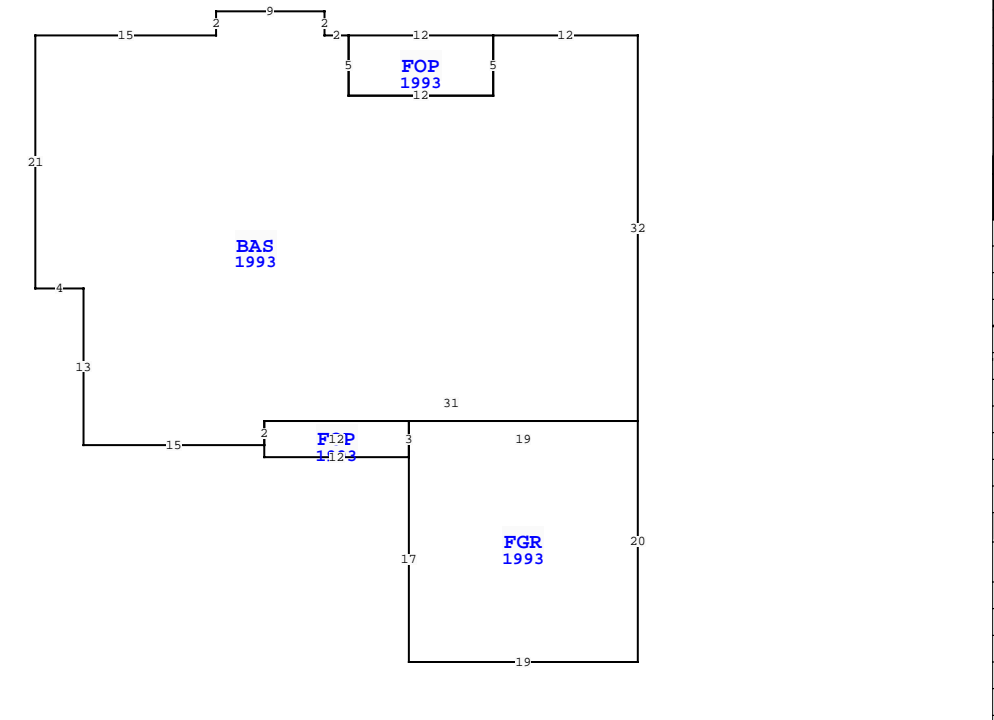


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,782	123.0500	162.43	289,450	1987	1987	0	0	16.50	83.50



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	1,544	100	1993	1,544	209,411
FGR	380	55	1993	209	28,347
FOP	36	30	1993	11	1,492
FOP	60	30	1993	18	2,442
TOTALS	2,020			1,782	241,691

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	0811	CONCRETE B	0	100	33	16		5.20	5.20	100	1987	1987	3	49.5	1,359	
2	0811	CONCRETE B	0	100	25	3		5.20	5.20	100	1987	1987	3	49.5	193	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	1242	WD DECK A	0	100	0	0		10.00	10.00	100	1993	1993	3	20	1,392	

2414 PENBROOK DR, FERNANDINA BEACH										BLD DATE		LGL DATE	05/01/2025	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			241,691
TOTAL MARKET OB/XF VALUE			5,044
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			444,735
SOH/AGL Deduction			255,157
ASSESSED VALUE			189,578
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			138,856
TOTAL JUST VALUE			444,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121560	ROOF	6,785	08/01/2012
20081304	XFOB	1,100	08/18/2008
4329	NEW CONSTR	380,200	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0870	12/19/2016	QC	U	I	11	100

GRANTOR: MILTENBERGER MS LANA
GRANTEE: FORTENBERRY ADAM A

1863/0011	6/14/2013	WD	U	I	30	100
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GRANTOR: SCHLOSSBERG BONNIE &
GRANTEE: FORTENBERRY ADAM A

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W12 FOP=[YR=1993] W12 S5 E12 N5 \$ S5 W12 N5 W2 N2 W9 S2 W15 S21 E4 S13 E15 FOP=[YR=1993] S1 E12 FGR=[YR=1993] S17 E19 N20 W19 S3 \$ N3 W12 S2 \$N2 E31 N32 \$.

LAND DESCRIPTION	TOTAL OB/XF	5,044																						
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							