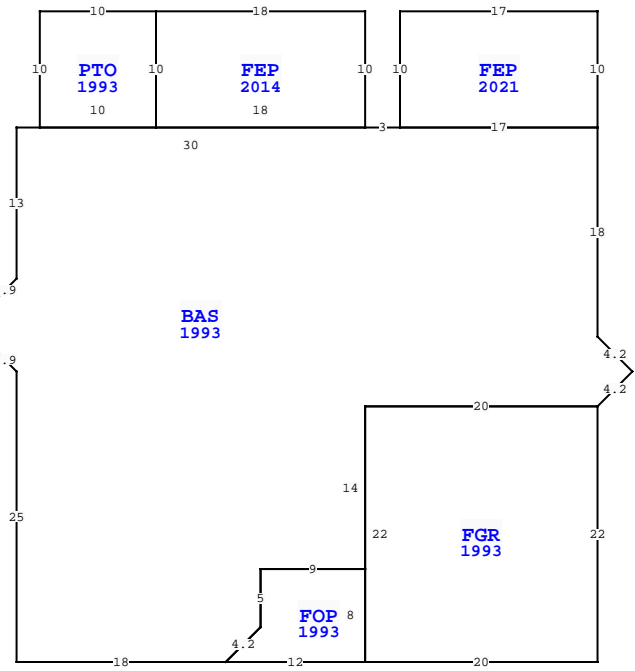


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	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	1,805	100	1993
FEP	180	80	2014
FEP	170	80	2021
FGR	440	55	1993
FOP	77	30	1993
PTO	100	5	1993
TOTALS	2,772		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,355	120.5890	159.18	374,869	1987	1987	0	0	16.50	83.50
1 SNGL FAM - 100% - 2015 Heated Area: 1805 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			313,016
TOTAL MARKET OB/XF VALUE			3,719
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			514,735
SOH/AGL Deduction			271,381
ASSESSED VALUE			243,354
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			192,632
TOTAL JUST VALUE			514,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			480,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200600	ADDITION	0	10/06/2020
20141825	SCRNRM	12,500	08/20/2014
20111314	REPAIR/RRF	6,000	08/08/2011
4328	NEW CONSTR	40,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1908/0645	3/20/2014	WD Q	Q	I	02	209,000
GRANTOR: PEZET DANIEL L & ELIZ						
GRANTEE: STONECASH JEFFREY M						
1751/0098	7/25/2011	PR U	I	I	19	145,000
GRANTOR: MURPHY ROBERT J P/R						
GRANTEE: PEZET DANIEL L & EL						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	LAND DATE	AG DATE
1	0811	CONCRETE B	0	100	34	16	544.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,400				
2	0811	CONCRETE B	0	100	9	3	27.00	SF	5.20	5.20	100	1987	1987	3	49.5	69				
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100				
4	0476	VF 6 SBPL	0	100	0	0	6.00	LF	32.00	32.00	100	2011	2011	3	78	150				
TOTALS															2,355	313,016	2424 PENBROOK DR, FERNANDINA BEACH		05/01/2025	MLU

BUILDING NOTES														

BUILDING DIMENSIONS														
FEP=[YR=2021] W17 S10 BAS=[YR=1993] W3 FEP=[YR=2014] N10 W18 PTO=[YR=1993] W10 S10 E10 N10\$ S10 E18\$ W30 S13 L2 D2 S4 R2 D2 S25E18 FOP=[YR=1993] E12 FGR=[YR=1993] E20N22W20 S22 \$ N8 W9 S5 D3 L3 \$ U3 R3 N5 E9 N14E20 U3 R3 U3 L3 N18 W17\$ E17 N10\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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							