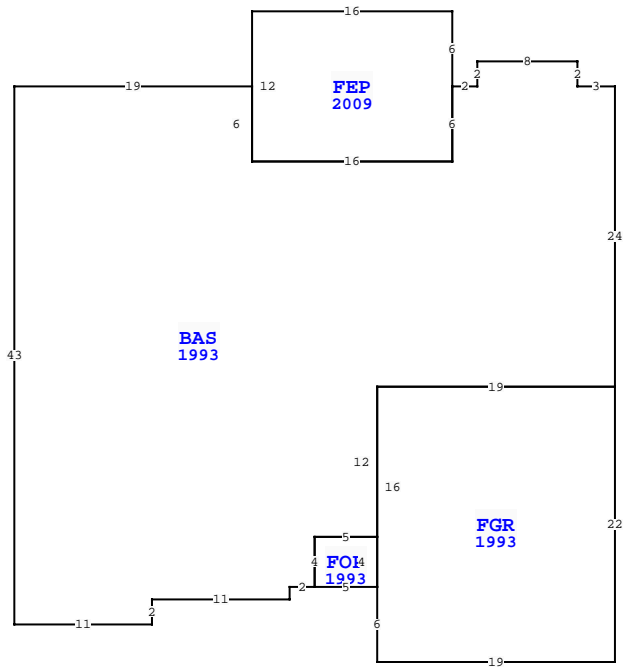


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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	1,560	100	1993
FEP	192	80	2009
FGR	418	55	1993
FOP	20	30	1993
TOTALS	2,190		
			1,950
			291,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,950	132.3098	174.65	340,568	1987	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 2023 Heated Area: 1560 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		291,186	
TOTAL MARKET OB/XF VALUE		1,756	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		490,942	
SOH/AGL Deduction		68,653	
ASSESSED VALUE		422,289	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		371,567	
TOTAL JUST VALUE		490,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021073	REMODEL	1,000	06/25/2002
4324	NEW CONSTR	38,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1450	10/08/2021	WD Q	Q	I	02	427,000
GRANTOR: FIDA JOSEPH R REVOCAB						
GRANTEE: GOTTFRIED NEAL J &						
2102/0179	2/15/2017	WD Q	Q	I	02	262,000
GRANTOR: JONES JOHN K JR & DIA						
GRANTEE: JOSEPH R FIDA REVOC						

EXTRA FEATURES		2434 PENBROOK DR, FERNANDINA BEACH														
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	34	19			5.20	100	1987	1987	3	49.5	1,663	
2	0811	CONCRETE B	0	100	12	3			5.20	100	1987	1987	3	49.5	93	

TOTAL OB/XF		1,756									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/01/2025			MLU					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W3 N2 W8 S2 W2 FEP=[YR=2009] N6 W16 S12 E16 N6 \$ S6 W16 N6 W19 S43 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W19 S16 \$ N4 W5 S4 \$ N4 E5 N12 E19 N24 \$.	

LAND DESCRIPTION		TOTAL OB/XF 1,756																						
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							