

BLK 11 LOT 13
IN OR 550/546
LAKEWOOD #3 PB5/193-194

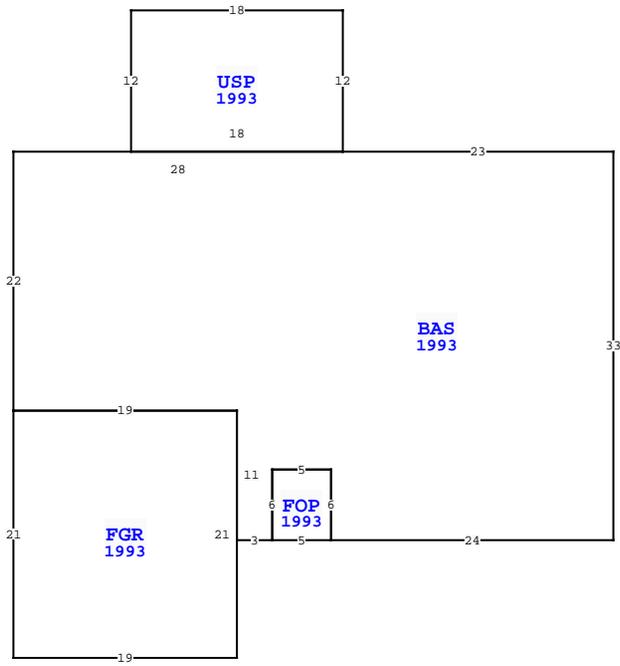
BUSH WENDELL & DORA H
1537 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143A-0011-0130

| 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 | 1,444 | 100 | 1993 |
| FGR | 399 | 55 | 1993 |
| FOP | 30 | 30 | 1993 |
| USP | 216 | 30 | 1993 |
| TOTALS | 2,089 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,737 | 126.2700 | 166.68 | 289,523 | 1988 | 1993 | 0 | 0 | 15.15 | 84.85 |
| 1 SNGL FAM - 100% - 1989 Heated Area: 1444 HX Base Yr 1989 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 245,660 |
| TOTAL MARKET OB/XF VALUE | | | 2,443 |
| TOTAL LAND VALUE - MARKET | | | 180,000 |
| TOTAL MARKET VALUE | | | 428,103 |
| SOH/AGL Deduction | | | 296,108 |
| ASSESSED VALUE | | | 131,995 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 76,273 |
| TOTAL JUST VALUE | | | 428,103 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 400,893 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 4767 | NEW CONSTR | 40,000 | 03/24/1988 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0550/0546 | 8/17/1988 | WD Q | Q | I | | 74,200 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: BUSH WENDELL | | | | | | |
| 0542/0042 | 5/02/1988 | WD U | V | 09 | | 30,000 |
| GRANTOR: SADLER DEVELOPMENT | | | | | | |
| GRANTEE: ATLANTIC BUILDERS | | | | | | |

| 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 | 38 | 16 | | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 52 | 1,644 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 22 | 3 | | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 223 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 12 | | 30.00 | 30.00 | 100 | 1994 | 1994 | 3 | 20 | 576 | |
| TOTALS | | | | | | | | | | | | | | | 2,443 | |

| 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 | 000100 | C | RES | 100 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |