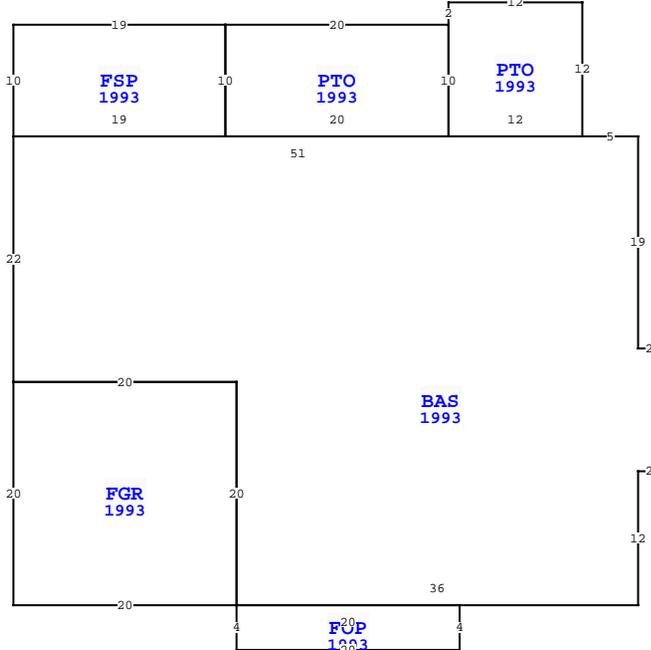


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,311	119.6874	157.99	365,115	1987	1987	0	0	16.90	83.10		
1 SNGL FAM - 0% - 0 Heated Area: 1974 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1993	1,974	259,166
FGR	400	55	1993	220	28,884
FOP	80	30	1993	24	3,151
FSP	190	40	1993	76	9,978
PTO	144	5	1993	7	919
PTO	200	5	1993	10	1,313
TOTALS	2,988			2,311	303,411

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	0	0	0	849.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,185	
2	0811	CONCRETE B	0	0	9	3	27.00	SF	5.20	5.20	100	1987	1987	3	49.5	69	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0825	BRICK	0	0	0	0	284.00	SF	12.50	12.50	100	2002	2002	3	94	3,337	

EXTRA FEATURES																
1607 PENBROOK DR, FERNANDINA BEACH																
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
04/08/2008									05/01/2025	MLU						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			303,411
TOTAL MARKET OB/XF VALUE			7,691
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			491,102
SOH/AGL Deduction			90,399
ASSESSED VALUE			400,703
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			400,703
TOTAL JUST VALUE			491,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052865	REPAIR/RRF	2,000	10/17/2005
4409	NEW CONSTR	41,500	07/24/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1508	5/29/2019	WD	U	I	11	100

GRANTOR: EASTMAN GERALD L & DE						
GRANTEE: EASTMAN REVOCABLE T						
1766/1545	11/23/2011	WD	U	I	38	195,000
GRANTOR: MCCOY KEVIN P & DANA						
GRANTEE: EASTMAN GERALD L &						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W5 PTO=[YR=1993] N12 W12 S2 PTO=[YR=1993] W20													
FSP=[YR=1993] W19 S10 E19 N10 \$ S10 E20 N10 \$ S10 E12\$ W51													
S22 FGR=[YR=1993] S20 E20 FOP=[YR=1993] S4 E20 N4 W20 \$ N20													
W20 \$ E20 S20 E36 N12 E2 N11 W2 N19 \$.													

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							