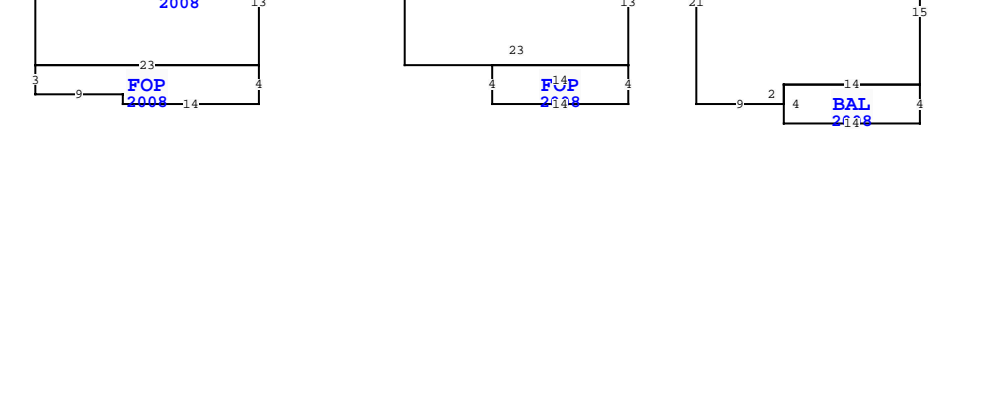


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2017		567,477	2008	2008	0	0	0	8.00	92.00



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			522,079
TOTAL MARKET OB/XF VALUE			15,997
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			678,076
SOH/AGL Deduction			305,645
ASSESSED VALUE			372,431
TOTAL EXEMPTION VALUE	13	372,431	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			678,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			569,660

Quality					
DOR CODE	DESCRIPTION				
03	Quality Level 03				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	03				
NEIGHBORHOOD/LOC 3043.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	2008	8	1,511
BAS	390	100	2008	390	73,665
FGR	476	55	2008	262	49,488
FOP	52	30	2008	16	3,022
FOP	56	30	2008	17	3,211
FOP	83	30	2008	25	4,722
FST	25	55	2008	14	2,644
FST	25	55	2008	14	2,644
FST	41	55	2008	23	4,344
FUS	987	100	2008	987	186,430
TOTALS	3,199			2,764	522,079

** This building has 11 Sub-Areas

96121 RODDENBERRY WAY, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720543	NEW CONSTR	0	01/01/2007
C20543	CO ISSUED	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/1569	4/28/2025	WD	Q	I	01	835,000
GRANTOR: PENNINGTON BARBARA						
GRANTEE: HASSETT TIMOTHY & E						
2644/1872	5/30/2023	FJ	U	I	11	0
GRANTOR: PENNINGTON KENNETH ES						
GRANTEE: PENNINGTON BARBARA						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	100	13	7	SF	6.50	6.50	100	2008	2008	3	88	521	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2008	2008	3	88	1,584	
4	0410	ELEVATOR	0	100	0	0	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	
5	0810	CONCRETE A	0	100	20	9	SF	6.50	6.50	100	2008	2008	3	88	1,030	
6	1126	CB/STC 8"	0	100	0	0	SF	8.00	8.00	100	2008	2008	3	88	1,042	

BLD DATE		LGL DATE	
DATE	DJ	DATE	MLU
11/27/2008		04/15/2024	

BUILDING NOTES	
FGR=[YR=2008] W23 S21 FST=[YR=2008] S4 BAS=[YR=2008] S15 FOP=[YR=2008] S3 E9 S1 E14 N4 W23\$ E23 N13 FOP=[YR=2008] E3 N13 W4 S13E1\$ W1N6 W13 S5 W5 N1 W4\$ E4 S1 E5 N5 W9\$ E22 N7 E1 N14\$ PTR=E15 FUS=[YR=2008] E25 S14 E1 S13 W3 S13 FOP=[YR=2008] S4 W14 N4 E14\$ W23 N19 E4 FST=[YR=2008] E5S5W5N5\$ W4 N21\$ W15\$ PTR=E45 FUS=[YR=2008] E12 S2 E13 S21 W1 S4 W1 S15 BAL=[YR=2008] S4 W14 N4 E14\$ W14 S2 W9 N21 E4 FST=[YR=2008] E5S5W5N5\$ W4 N23\$ W45 \$.	

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	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							