

BLOCK 5 LOT 7
IN OR 1828/1434
LAKEWOOD PB 5/112-113

HERNANDEZ JUAN J JR
PO BOX 16150
FERNANDINA BEACH, FL 32035

2026

00-00-31-143A-0005-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	1993	918	143,422
FGR	399	55	1993	219	34,215
FOP	21	30	1993	6	938
FOP	60	30	1993	18	2,812
FOP	112	30	1993	34	5,312
FST	168	55	1993	92	14,373
FUS	408	100	1993	408	63,743
TOTALS	2,086			1,695	264,814

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00
7	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,695	133.1700	185.11	313,761	1987	1992	0	0
1 SNGL FAM 100% - 2020 Heated Area: 1326 HX Base Yr 2020									
2203 PENBROOK DR, FERNANDINA BEACH									

2203 PENBROOK DR, FERNANDINA BEACH										XF DATE		LAND DATE		05/01/2025	MLU
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160						
1.00	UT	40,000.00	40,000.00	100	1987	1987	03	85	34,000						
48.00	SF	30.00	30.00	100	1987	1987	3	20	288						

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					264,814				
TOTAL MARKET OB/XF VALUE					35,448				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					480,262				
SOH/AGL Deduction					200,801				
ASSESSED VALUE					279,461				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					228,050				
TOTAL JUST VALUE					480,262				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					446,961				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011137	REPAIR/RRF	3,621	07/13/2011
2010162	H/AC	4,200	07/16/2010
BP4106	N/A	40,900	01/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1828/1434	12/03/2012	WD	Q	I	02	195,000	
GRANTOR:MOORE BELINDA K							
GRANTEE:HERNANDEZ JUAN J JR							
1134/0687	5/02/2003	WD	Q	I		155,000	
GRANTOR:LIPMAN ANDREW J & GRA							
GRANTEE:MOORE BELINDA K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W12 FOP=[YR=1993] W16 N7 E16 S7 \$ BAS=[YR=1993] W16 S36 E3 S3 E6 FOP=[YR=1993] E7 FGR=[YR=1993] S14 E19 N21 W19 S7 \$ N3 W7 S3 \$ N3 E7 N4 E12 N27 W12 N5 \$ S5 E12 N5 \$ PTR= E20 FUS=[YR=1993] E12 FST=[YR=1993] N14 E12 S14 W12 \$ E12 S17 W24 N17 \$ W20 \$.									