

BLOCK 8 LOT 9
IN OR 854/1051
LAKEWOOD #2 PB 5/136

BENTON TOMMIE L JR & MARIA G
2354 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143A-0008-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,433	100	1993	1,433	214,220
FGR	437	55	1993	240	35,878
FOP	8	30	1993	2	299
FOP	65	30	1993	20	2,989
FSP	85	40	1993	34	5,083
TOTALS	2,028			1,729	258,469

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	0	0	312.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	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	1,729	126.2700	175.52	303,474	1987	1995	0	0
1 SNGL FAM 100% - 1999 Heated Area: 1433 HX Base Yr 1999									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/01/2025 MLU									
2354 PENBROOK DR, FERNANDINA BEACH									

TOTAL OB/XF									
2,654									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					258,469				
TOTAL MARKET OB/XF VALUE					2,654				
TOTAL LAND VALUE - MARKET					198,000				
TOTAL MARKET VALUE					459,123				
SOH/AGL Deduction					310,667				
ASSESSED VALUE					148,456				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					92,045				
TOTAL JUST VALUE					459,123				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					449,611				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121010	REPL SIDE DOOR	555	06/05/2012
20062323	REMODEL	1,800	10/11/2006
20051514	REPAIR/RRF	3,000	04/05/2005
20042379	REPAIR/RRF	2,000	12/17/2004
4409	NEW CONSTR	38,700	08/12/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0854/1051	11/04/1998	WD	Q	I		108,000	
GRANTOR: HUBBARD KELLY P							
GRANTEE: BENTON TOMMIE JR &							
0839/0952	6/30/1998	QC	Q	I	06	100	
GRANTOR: HUBBARD PAUL M							
GRANTEE: HUBBARD KELLY P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W13 BAS=[YR=1993] W8 FSP=[YR=1993] W17 S5 E17 N5 \$ S5 W17 N4 W14 S32 E6 N3 E8 FOP=[YR=1993] E4 N2 W4 S2 \$ N2 E4 S2 E2 D3 R2 E7 U3 R2 E2 FGR=[YR=1993] S23 E19 N23 W19 \$ E19 N25 W13 N5 \$ S5 E13 N5 \$.									