

YOUNG DONNA A TRUST/YOUNG DONNA A TRUSTEE
1558 PENBROOK DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-143A-0008-0190

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								0900	01	1,756	125.1200	173.92	305,404	1988	1993	0	0	0	15.48	84.52																	
Exterior Wall	12	CEDAR 30								1 SNGL FAM 100% - 2009										Heated Area: 1512										HX Base Yr 2009									
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	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	1,512	100	1993	1,512		222,260																																	
FGR	399	55	1993	219		32,192																																	
FOP	25	30	1993	8		1,176																																	
PTO	340	5	2008	17		2,499																																	
TOTALS		2,276			1,756		258,127																																
EXTRA FEATURES										1558 PENBROOK DR, FERNANDINA BEACH																													
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																	
3	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	1988	1988	3	60	2,100																			