

BLOCK 11 LOT 10
IN OR 2120/1464
LAKEWOOD #3 PB5/193-194

MARTIN SHUALA L/E/
1507 PENBROOK DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-143A-0011-0100



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 70
Interior Floor	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	1046.00
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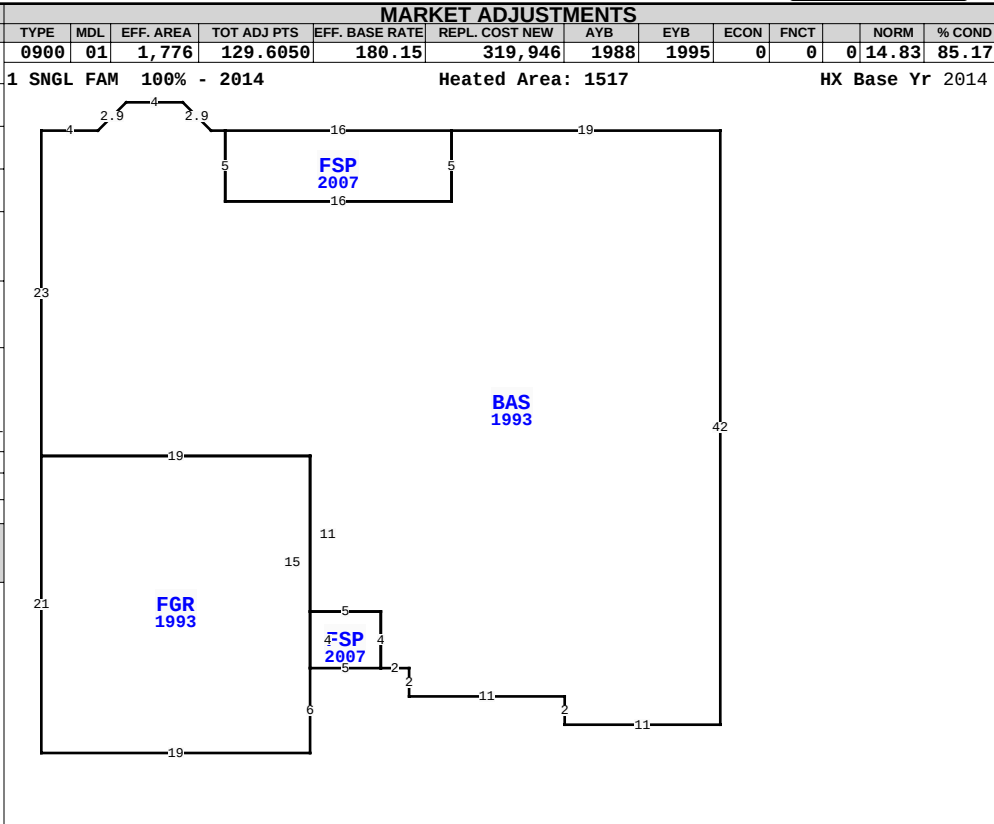
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1993	1,517	232,759
FGR	399	55	1993	219	33,602
FSP	20	40	2007	8	1,227
FSP	80	40	2007	32	4,910

TOTALS	2,016			1,776	272,498
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	100	0	0	924.00	SF	18.00

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

REVIEW DATE	01/01/2023	BY	CD
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1507 PENBROOK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	
5	0911	SCRN RM A	0	100	0	0	924.00	SF	18.00	18.00	100	2015	2015	3	60	9,979	

TOTAL OB/XF													57,079		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1			

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		272,498			
TOTAL MARKET OB/XF VALUE		57,079			
TOTAL LAND VALUE - MARKET		180,000			
TOTAL MARKET VALUE		509,577			
SOH/AGL Deduction		295,277			
ASSESSED VALUE		214,300			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		162,889			
TOTAL JUST VALUE		509,577			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		474,491			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152118	SCRN	6,720	09/15/2015
20052816	REPAIR/RRF	2,000	10/10/2005
20052756	REPAIR/RRF	6,000	09/29/2005
20051455	REPAIR/RRF	1,000	03/23/2005
4882	NEW CONSTR	52,255	06/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2120/1461	5/04/2017	QC	U	I	11	100	
GRANTOR: DRAWDY WILLIAM							
GRANTEE: MARTIN SHUALA							
2120/1464	5/01/2017	LE	U	I	11	100	
GRANTOR: MARTIN SHUALA							
GRANTEE: DRAWDY TAYLOR BOLTO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FSP=[YR=2007] W16 S5 E16 N5\$ S5 W16 N5 W1 L2 U2 W4 D2 L2 W4 S23 FGR=[YR=1993] S21 E19 N6 FSP=[YR=2007] E5 N4 W5 S4\$ N15 W19\$ E19 S11 E5 S4 E2 S2 E 11 S2 E11 N42\$.									