PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 2653/1083 (EX UTIL ESMT
IN OR 974/1555 & CNSVTN ESMT

MASSEY SCOTT O
95069 PENNY LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0026-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

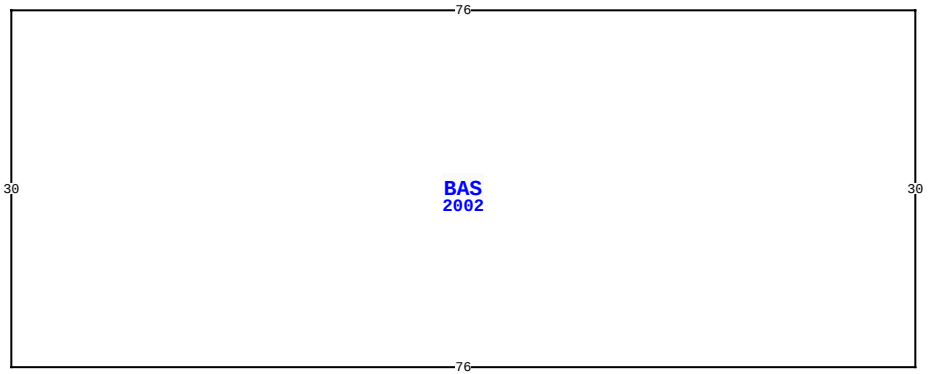
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	125,804
TOTALS	2,280		2,280	125,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.5800	106.11	241,931	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



95096 PENNY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	100	2008	2008	3	90	562	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
3	0681	POLE SHED	0	100	25	20	500.00	SF	15.00	15.00	100	2012	2012	3	71	5,325	
6	1242	WD DECK A	0	100	14	5	70.00	SF	10.00	10.00	100	2015	2015	3	74	518	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,804
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		183,375
TOTAL MARKET VALUE		318,629
SOH/AGL Deduction		184,738
ASSESSED VALUE		133,891
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,891
TOTAL JUST VALUE		318,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02389	MH MOVE-ON	1,279	07/01/2002
MH013458	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1083	7/11/2023	QC	U	I	11	100
GRANTOR: MASSEY DELTA						
GRANTEE: MASSEY SCOTT O						
2004/0768	9/18/2015	WD	Q	I	01	148,000
GRANTOR: JOHNSON TIM						
GRANTEE: MASSEY SCOTT O & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.26	AC		1.00	1.00	0.75	75,000.00	56,250.00	183,375							

REVIEW DATE 03/07/2022 BY KWA Total Acres: 3.26 Total Land Value: 183,375 Market: 0 Agricultural: 0 Common: 183,375 PRINTED 08/02/2023 BY SYS