

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

2024

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



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	129,595
TOTALS	2,280		2,280	129,595

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0	100	25	20	500.00	SF	15.00	15.00	
4	1242	WD DECK A	0	100	14	5	70.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.26	AC	

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	113.68	259,190	2002	2002	0	0	0 50.00	50.00
1 M/H 94+ - 100% - 2016											
Heated Area: 2280											
HX Base Yr 2016											
BAS 2002											
95096 PENNY LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/30/2023 MLU											

TOTAL OB/XF											
9,155											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						129,595					
TOTAL MARKET OB/XF VALUE						9,155					
TOTAL LAND VALUE - MARKET						183,375					
TOTAL MARKET VALUE						322,125					
SOH/AGL Deduction						184,217					
ASSESSED VALUE						137,908					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						87,908					
TOTAL JUST VALUE						322,125					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						318,629					

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