

BLOCK 1 LOT 13  
IN OR 1859/176  
FPL ESMT OR 846/31

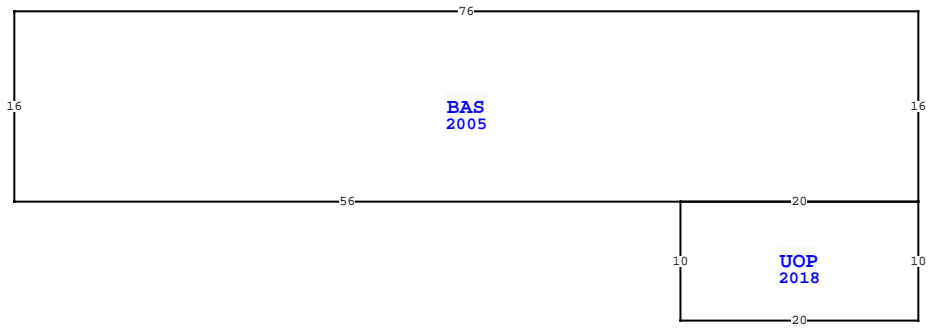
LEE CURTIS BENJAMIN/LEE CLARENCE RAY  
95260 PENNY LANE  
FERNANDINA BEACH, FL 32034

**2025**

32-2N-28-0150-0001-0130

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	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
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	2005
UOP	200	25	2018
TOTALS	1,416		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,266	122.8000	104.38	132,145	2001	2001	0	0	54.00	46.00
1 M/H 94+ - 100% - 2018 Heated Area: 1216 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			60,787
TOTAL MARKET OB/XF VALUE			25,560
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			186,347
SOH/AGL Deduction			102,153
ASSESSED VALUE			84,194
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			33,472
TOTAL JUST VALUE			186,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429290	GARAGE	34,320	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/0176	5/29/2013	WD	U	I	11	100
GRANTOR: LEE JAMES M						
GRANTEE: LEE CURTIS BENJAMIN						
1350/1154	9/16/2005	WD	U	I	11	85,000
GRANTOR: MACEWAN GORDON						
GRANTEE: LEE JAMES M & BETTY						

EXTRA FEATURES		95260 PENNY LN, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0510	GARAGE WD-	35.00
2	0681	POLE SHED	15.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/09/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W76 S16 E56 UOP=[YR=2018] S10 E20 N10 W20\$ E20 N16\$.	

LAND DESCRIPTION		TOTAL OB/XF 25,560																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							