

PT OF TRACT A
IN OR 1476/1458
ALLIGATOR CREEK SUB PB 2/73

PANKE RUSSELL D & JENNIFER L
95100 PARTY LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5120-000A-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	1993	16	1,565
BAS	1,380	100	1993	1,380	135,011
FEP	196	80	2007	157	15,360
FGR	576	55	1993	317	31,013
FSP	432	40	1993	173	16,926
FST	80	55	2007	44	4,305
FUS	864	100	1993	864	84,529
STR	80	10	2007	8	782
UOP	96	20	1993	19	1,859
UOP	384	20	2007	77	7,533
TOTALS	4,192			3,055	298,883

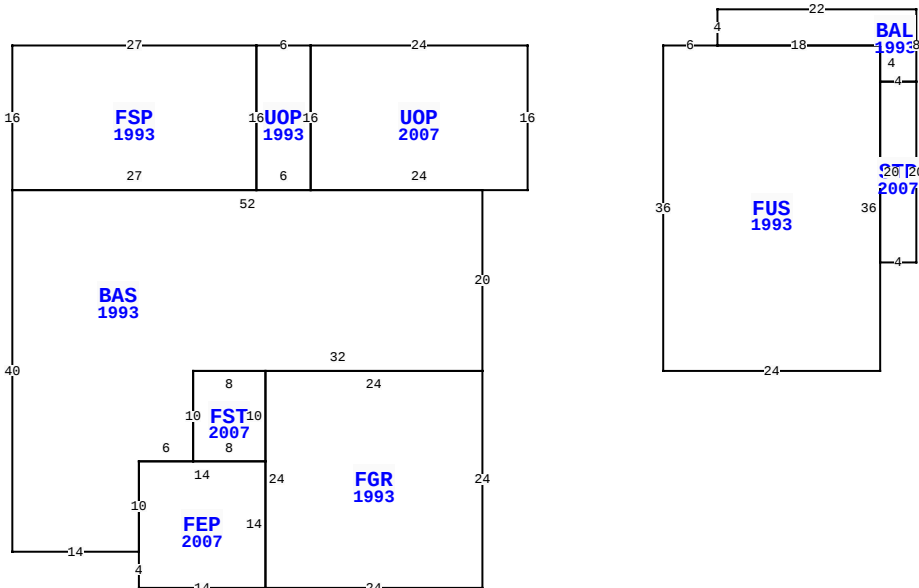
EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	20	40	800.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,574	
2	0810	CONCRETE A	0	100	0	0	254.00	SF	6.50	6.50	100	1974	1974	3	24	396	
3	0810	CONCRETE A	0	100	28	22	616.00	SF	6.50	6.50	100	1974	1974	3	24	961	
4	0810	CONCRETE A	0	100	40	10	400.00	SF	4.36	4.36	100	1974	1974	3	24	418	
5	1242	WD DECK A	0	100	0	0	295.00	SF	10.00	10.00	100	1974	1974	3	20	590	
6	0350	CARPORT WD	0	100	24	37	888.00	SF	9.75	9.75	100	1985	1985	3	20	1,732	
7	0351	CARPORT MT	0	100	35	14	490.00	SF	10.00	10.00	100	2006	2006	3	24	1,176	
8	0810	CONCRETE A	0	100	0	0	382.00	SF	6.50	6.50	100	1992	1992	3	62	1,539	

LAND DESCRIPTION

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	000131	C	RES CREEK	100		OR	250.00	175.00	250.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	1,000,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,055	119.3148	119.31	364,492	1987	1988	0	0	0	18.00	82.00	
1 SINGLE FAM - 100% - 0 Heated Area: 2244 HX Base Yr 2008													



95100 PARTY LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,473	
TOTAL MARKET OB/XF VALUE		9,386	
TOTAL LAND VALUE - MARKET		1,000,000	
TOTAL MARKET VALUE		1,332,859	
SOH/AGL Deduction		1,072,544	
ASSESSED VALUE		260,315	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		209,593	
TOTAL JUST VALUE		1,332,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		918,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623357	H/AC	0	08/01/2016
6442	TEMP POLE	0	01/22/1990
3343	N/A	2,300	01/01/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1476/1458	2/05/2007	WD	Q	I	06
					120,600

GRANTOR: ROBINSON PAMELA B
GRANTEE: PANKE RUSSELL D & J
1190/1653 11/25/2003 QC Q I 06 100
GRANTOR: ROBINSON PAMELA B PAN
GRANTEE: ROBINSON PAMELA & R

BUILDING NOTES

BUILDING DIMENSIONS
UOP=[YR=2007] W24 UOP=[YR=1993] W6 FSP=[YR=1993] W27 S16
BAS=[YR=1993] S40 E14 FEP=[YR=2007] S4 E14 FGR=[YR=1993]
E24 N24 W24 FST=[YR=2007] W8 S10 E8 N10 \$ S24 \$ N14 W14 S10
\$ N10 E6 N10 E32 N20 W52 \$ E27 N16 \$ S16 E6 N16 \$ S16 E24 N16
\$ PTR= E15 FUS=[YR=1993] E6 BAL=[YR=1993] N4 E22 S8
STR=[YR=2007] S20 W4 N20 E4 \$ W4 N4 W18 \$ E18S36 W24 N36 \$
W15 \$.

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