PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 886/1087 & ESMT IN
OR 846/30 (EX CNSVTN ESMT IN

TIMBERLAND TRUST/BUNNELL D A
C/O HOLLAND AARON W TRUSTEE, 95176 PENNY LANE
FERNANDINA BEACH, FL 32034

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

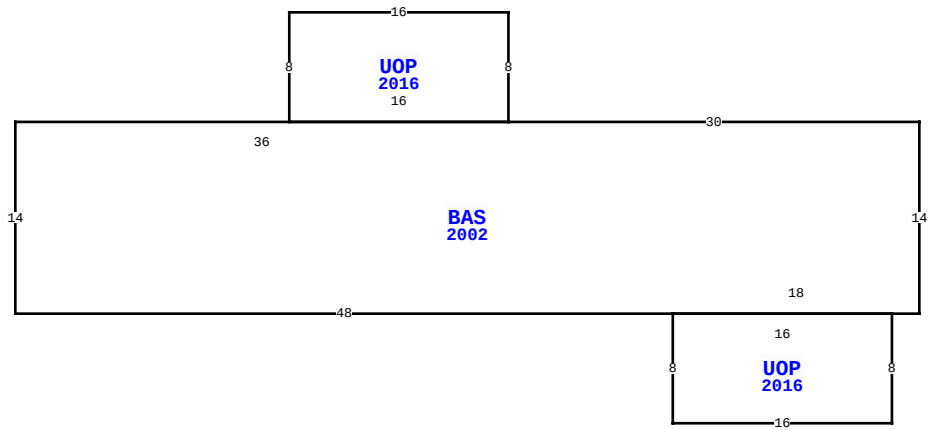
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2002	924	37,539
UOP	128	25	2016	32	1,300
UOP	128	25	2016	32	1,300
TOTALS	1,180			988	40,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	988	113.8000	96.73	95,569	1991	2000	0	0	0	58.00	42.00

1 M/H 93- 100% - 2003 Heated Area: 924 HX Base Yr 2003



95176 PENNY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,139
TOTAL MARKET OB/XF VALUE		11,231
TOTAL LAND VALUE - MARKET		194,600
TOTAL MARKET VALUE		245,970
SOH/AGL Deduction		199,799
ASSESSED VALUE		46,171
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,171
TOTAL JUST VALUE		245,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/1087	6/10/1999	WD	U	V	07	100
GRANTOR: TURNER JAMES ET AL HE						
GRANTEE: TIMBERLAND TRUST						
0839/1996	7/06/1998	WD	Q	V	06	7,200
GRANTOR: TURNER JAMES ET AL HE						
GRANTEE: TIMBERLAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 UOP=[YR=2016] N8 W16 S8 E16 $ W36 S14 E48
UOP=[YR=2016] S8 E16 N8 W16 $ E18 N14$.

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	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	2002	2002	3	28	6,625	
3	0350	CARPORT WD	0	100	26	22	572.00	SF	13.00	13.00	100	2012	2012	3	45	3,346	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2010	2010	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 11,231

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	000100	C	RES	100		OR	0.00	0.00	2.78	AC		1.00	1.00	0.70	100,000.00	70,000.00	194,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.78 Total Land Value: 194,600 Market: 0 Agricultural: 0 Common: 194,600 PRINTED 07/09/2026 BY SYS