

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

2026

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	30	VINYL 100	0800	02	2,280	151.5800	136.42	311,038	2002	2002		0	0	54.00	46.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2016														Heated Area: 2280												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2016												
Interior Wall	05	DRYWALL 100	76 30 BAS 2002 76 30																										
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,280	100	2002	2,280	143,077																								
TOTALS		2,280		2,280	143,077																								
EXTRA FEATURES										95096 PENNY LN, FERNANDINA BEACH																			
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												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940													
3	0681	POLE SHED	0	100	25	20	500.00	SF	15.00	15.00	100	2012	2012	3	60	4,500													
4	1242	WD DECK A	0	100	14	5	70.00	SF	10.00	10.00	100	2015	2015	3	60	420													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.26	AC		1.00	1.00	0.75	100,000.00	75,000.00	244,500												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 3.26					Total Land Value: 244,500					Market: 0					Agricultural: 0					Common: 244,500					PRINTED 07/09/2026 BY SYS				

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
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GRANTOR: JOHNSON TIM

GRANTEE: MASSEY SCOTT O & DE

BUILDING NOTES

BUILDING DIMENSIONS

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