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

2026

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		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

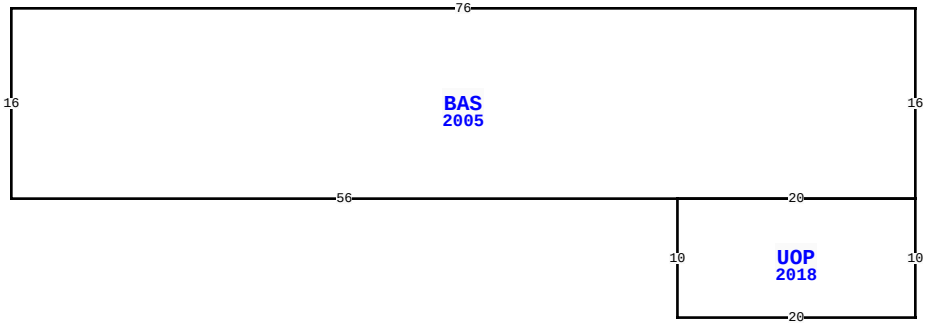
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2005	1,216	59,132
UOP	200	25	2018	50	2,431
TOTALS	1,416			1,266	61,564

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	110.52	139,918	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2018 Heated Area: 1216 HX Base Yr 2018



95260 PENNY LN, FERNANDINA BEACH

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

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	24	40	960.00	SF	35.00	35.00	100	2014	2014	3	68	22,848	
2	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	2014	2014	3	68	1,632	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,564
TOTAL MARKET OB/XF VALUE		24,480
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		186,044
SOH/AGL Deduction		99,577
ASSESSED VALUE		86,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,056
TOTAL JUST VALUE		186,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,347

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 24,480

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS