LOT 26
PINEY ISLAND II PB 4/97

CARPENTER CHRISTIAN BENNING & FRANCES LEINBACH
94107 LIMPKIN LN
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0026-0000

BUILDING CHARACTERISTICS

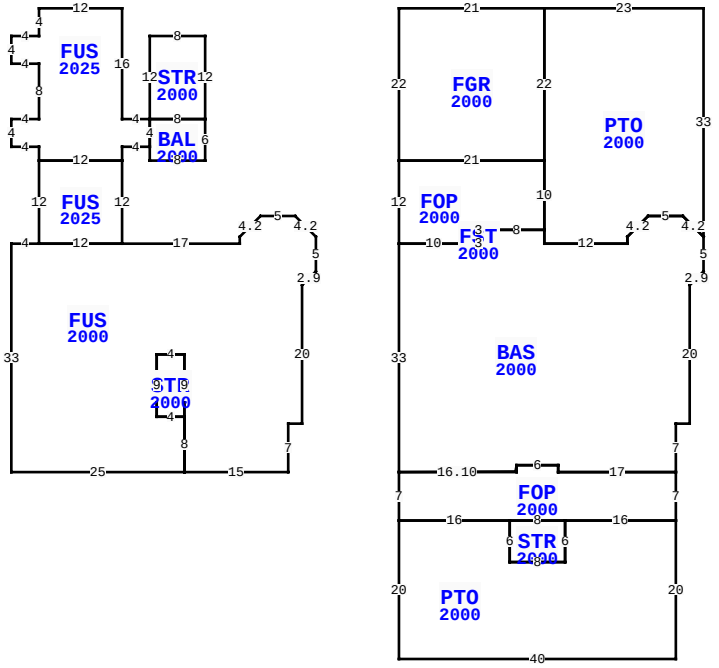
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	2000	7	907
BAS	1,427	100	2000	1,427	184,786
FGR	462	55	2000	254	32,891
FOP	230	30	2000	69	8,935
FOP	287	30	2000	86	11,137
FST	6	55	2000	3	389
FUS	1,381	100	2000	1,381	178,830
FUS	144	100	2025	144	18,647
FUS	312	100	2025	312	40,402
PTO	747	5	2000	37	4,791
TOTALS	5,976			3,777	489,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,777	100.1700	139.24	525,909	2000	2010	0	0	0	7.00	93.00

1 SNGL FAM 0% - 2026 Heated Area: 3264 HX Base Yr



** This building has 14 Sub-Areas

94107 LIMPKIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	489,095
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	657,195
SOH/AGL Deduction	0
ASSESSED VALUE	657,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	657,195
TOTAL JUST VALUE	657,195
NCON VALUE	30,658
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	607,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805211	(23) WINDOWS	9,438	07/01/2018
993756	H/AC	0	05/01/1999
974542	NEW CONSTR	131,562	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/1150	3/12/2026	WD	Q	I	01	840,000
GRANTOR: THE BACHMANN GROUP HO						
GRANTEE: CARPENTER CHRISTIAN						
2770/1579	2/24/2025	WD	U	I	37	475,000
GRANTOR: MASSENGILL MICHAEL A						
GRANTEE: THE BACHMANN GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-44,34] S33 E17 N1 E6 S1 E17 N7 E2 N20 U2R2 N5 U3L3 W5 D3L3 S1 W12 N2 W8 S2 W3 W10 $
FUS=[YR=2000;ORIG=-100,34] S33 E25 N8 W4 N9 E4 S9 S8 E15 N7 E2 N20 U2R2 N5 U3L3 W5 D3L3 S1 W17 W12 W4 $
PTO=[YR=2000;ORIG=-44,74] S20 E40 N20 W16 S6 W8 N6 W16 $
PTO=[YR=2000;ORIG=0,0] W23 S22 S10 S2 E12 N1 U3R3 E5 D3R3 N33 $
FGR=[YR=2000;ORIG=-23,0] W21 S22 E21 N22 $
FUS=[YR=2025;ORIG=-84,22] N2 E4 N4 W4 N16 W12 S4 W4 S4 E4 S8 W4 S4 E4 S2 E12 $
FOP=[YR=2000;ORIG=-44,67] S7 E16 E8 E16 N7 W17 N1 W6 D0.11L0.2 D0.1L16.10 $

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	0501	FP-AVERAGE	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	2000	2000	3	81	8,100	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS