

TRACT A (S-2 & S-15)
IN OR 2684/1755
EX S-1 & S-3 THRU S-14 & S-16

BENNETT PAMELA RUTH/PANKE RUSSELL D ET AL
95142 PARTY LN
FERNANDINA BEACH, FL 32034

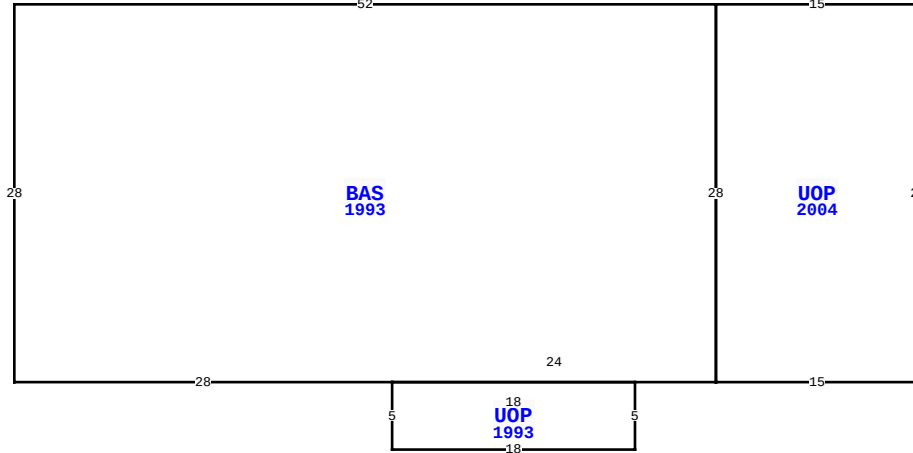
2026

44-2N-28-5120-000A-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	03	CONC FINSH 100			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	6000	PASTURELAND 1			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	127,640
UOP	90	20	1993	18	1,578
UOP	420	20	2004	84	7,364
TOTALS	1,966			1,558	136,582

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,558	104.0400	109.24	170,196	1975	1975	0	0	19.75	80.25
1 SINGLE FAM 100% - 2018 Heated Area: 1456 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		173,841	
TOTAL MARKET OB/XF VALUE		35,774	
TOTAL LAND VALUE - MARKET		1,833,000	
TOTAL MARKET VALUE		1,114,588	
SOH/AGL Deduction		839,524	
ASSESSED VALUE		275,064	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		223,653	
TOTAL JUST VALUE		2,042,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,032,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1705531	ELEC OTHER	0	09/01/2017
E22061	ELEC OTHER	0	08/01/2009
B20728	AG BARN	0	11/01/2007
E15559	ELEC OTHER	0	08/01/2005
MH3776	MH MOVE-ON	0	03/18/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2684/1755	11/18/2023	QC	U	I	11	100	
GRANTOR: BENNETT PAMELA							
GRANTEE: BENNET PAMELA							
2319/1967	11/17/2019	QC	U	I	11	100	
GRANTOR: BENNETT PAMELA RUTH							
GRANTEE: BENNETT PAMELA & RU							

BUILDING NOTES							

BUILDING DIMENSIONS							
UOP=[YR=2004] W15 BAS=[YR=1993] W52 S28 E28 UOP=[YR=1993] S5 E18 N5 W18\$ E24 N28\$ S28 E15 N28\$.							

EXTRA FEATURES															95142 PARTY LN, FERNANDINA BEACH		XF DATE INC DATE		LAND DATE AG DATE		05/09/2025 03/28/2025		MLC KBA	
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	0940	SHEDS/PORT	0	100	12	26	312.00		SF	30.00	30.00	100	1995	1995	3	20	1,872							
2	0940	SHEDS/PORT	0	100	12	10	120.00		SF	30.00	30.00	100	2002	2002	3	20	720							
3	0300	BOAT DCK W	0	100	49	4	196.00		SF	40.00	40.00	100	1990	1990	3	20	1,568							
4	0311	WD GANG WY	0	100	0	0	20.00		SF	45.00	45.00	100	1990	1990	3	20	180							
5	0303	FLT DOCK W	0	100	16	6	96.00		SF	26.00	26.00	100	2006	2006	3	36	899							
6	0317	DCK PLNG W	0	100	0	0	2.00		UT	1,000.00	1,000.00	100	2006	2006	3	22	440							
7	0300	BOAT DCK W	0	100	19	22	418.00		SF	40.00	40.00	100	1992	1992	3	20	3,344							
8	0311	WD GANG WY	0	100	0	0	20.00		SF	45.00	45.00	100	1992	1992	3	20	180							
9	0302	FLT DOCK C	0	100	16	9	144.00		SF	50.00	50.00	100	2000	2000	3	20	1,440							
10	0317	DCK PLNG W	0	100	0	0	2.00		UT	1,000.00	1,000.00	100	1992	1992	3	20	400							

LAND DESCRIPTION						TOTAL OB/XF										11,043									
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	005000	C	AGRICULTURAL	100		OR	200.00	220.00	200.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	800,000								
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000								
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	13.44	AC		1.00	1.00	1.00	370.00	370.00	4,973								
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.44	AC		1.00	1.00	0.75	100,000.00	75,000.00	933,000								

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Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	6000	PASTURELAND 1			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2016	1,344	35,415
UOP	120	25	2016	30	791
UOP	160	25	2016	40	1,054
TOTALS	1,624			1,414	37,259

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,414	124.0000	105.40	149,036	1991	1991	0	0	5	70.00	25.00
2 M/H 93- 0% - 2018												
Heated Area: 1344												
HX Base Yr 2018												
12 10 10 12 UOP 2016 31 25 24 18 38 BAS 2016 16 10 10 16 UOP 2016												

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/09/2025
			ML