

LOT 1
IN OR 1300/1650
HARRISON COVE PB 6/197

IULIANO MARIA F
PO BOX 17169
FERNANDINA BEACH, FL 32035

2023

00-00-30-0283-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

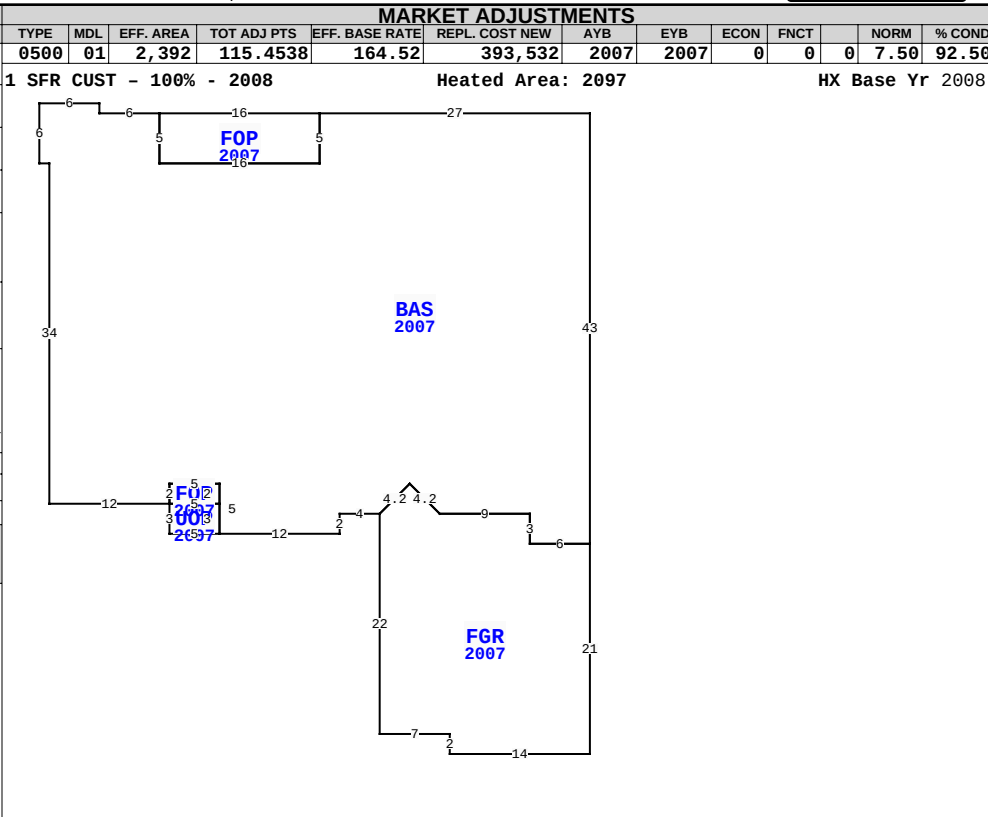
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3034.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2,097	319,123
FGR	481	55	265	40,328
FOP	10	30	3	457
FOP	80	30	24	3,652
UOP	15	20	3	457

TOTALS	2,683		2,392	364,017
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,731.00	SF	4.00
3	0810	CONCRETE A	0	100	6	2	12.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	671.00	SF	10.00
6	0911	SCRN RM A	0	100	0	0	931.00	SF	17.50
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



BLD DATE	07/24/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95347 MACKINAS CIR, 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3
2	0812	CONCRETE C	0	100	0	0	1,731.00	SF	4.00	4.00	100	2007	2007	3
3	0810	CONCRETE A	0	100	6	2	12.00	SF	6.50	6.50	100	2007	2007	3
4	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100	2010	2010	3
5	0855	CONC PAVER	0	100	0	0	671.00	SF	10.00	10.00	100	2010	2010	3
6	0911	SCRN RM A	0	100	0	0	931.00	SF	17.50	17.50	100	2010	2010	3
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3

TOTAL OB/XF 38,034														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					364,017				
TOTAL MARKET OB/XF VALUE					38,034				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					752,051				
SOH/AGL Deduction					395,292				
ASSESSED VALUE					356,759				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					301,759				
TOTAL JUST VALUE					752,051				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					563,305				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23699	XFOB	18,665	06/01/2010
G01538	GAS	850	06/01/2010
M11952	MECH OTHER	0	08/01/2006
C17977	CO ISSUED	0	06/01/2006
B0617977	NEW CONSTR	280,000	06/01/2006
E0617548	ELEC OTHER	6,000	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1300/1650	3/09/2005	WD	Q	V		192,500	
GRANTOR: DUNKER JAMES E & MEND							
GRANTEE: IULIANO MARIA F							
1235/1849	6/07/2004	WD	Q	I		130,000	
GRANTOR: ANDERSON DONALD R & C							
GRANTEE: DUNKER JAMES E & ME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W27 FOP=[YR=2007] W16 S5 E16 N5\$ S5 W16 N5 W6 N1 W6 S6 E1 S34 E12 UOP=[YR=2007] S3 E5 N3 FOP=[YR=2007] N2 W5 S2 E5\$ W5\$N2 E5 S5 E12 N2 E4 FGR=[YR=2007] S22 E7 S2 E14 N21 W6 N3 W9 U3 L3 D3 L3 \$ U3 R3 D3 R3 E9 S3 E6 N43\$.									