

LOT 3
IN OR 1878/1969
HARRISON COVE PB 6/197

POLLACK MARK C & HOLLY J
95327 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

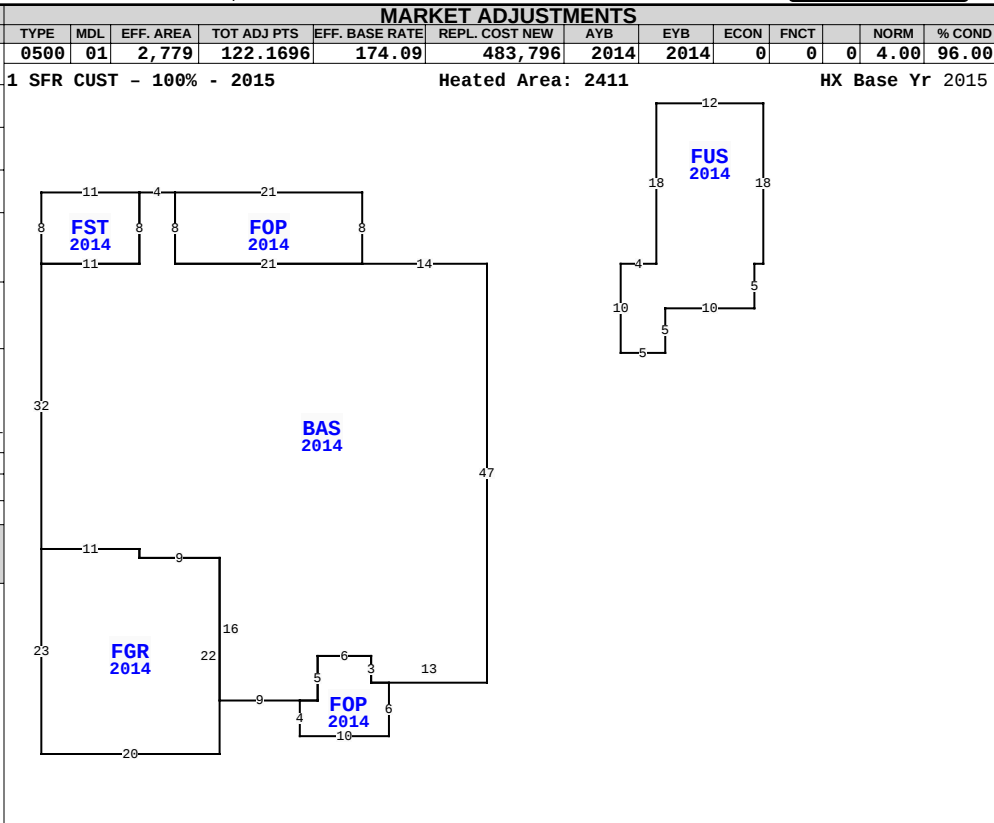
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	2,095	350,130
FGR	451	55	248	41,447
FOP	74	30	22	3,677
FOP	168	30	50	8,357
FST	88	55	48	8,022
FUS	316	100	316	52,812

TOTALS	3,192		2,779	464,444
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	502.00	SF	7.00	
3	0861	POOL GUNIT	0 100	0	0	338.00	SF	85.00	
4	0462	ST/AL FNC	0 100	0	0	696.00	SF	10.00	
5	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	
6	0810	CONCRETE A	0 100	0	0	647.00	SF	6.50	

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



TOTAL OB/XF									
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1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	464,444								
TOTAL MARKET OB/XF VALUE	39,122								
TOTAL LAND VALUE - MARKET	350,000								
TOTAL MARKET VALUE	853,566								
SOH/AGL Deduction	360,196								
ASSESSED VALUE	493,370								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	443,370								
TOTAL JUST VALUE	853,566								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	658,628								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327695	CO ISSUED	0	03/01/2014
B1428199	SWIM POOL	28,936	01/01/2014
B1327695	NEW CONSTR	296,687	09/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1878/1969	9/12/2013	WD	Q	V	02	101,000	
GRANTOR: BAXTER ANDREW M & HEI							
GRANTEE: POLLACK MARK C & HO							
1240/1850	6/25/2004	WD	Q	V		125,000	
GRANTOR: ANDERSON DONALD R & C							
GRANTEE: BAXTER ANDREW M & H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W14 FOP=[YR=2014] N8 W21 S8 E21\$ W21 N8 W4									
FST=[YR=2014] W11 S8 E11 N8\$ S8 W11 S32 FGR=[YR=2014] S23 E20									
N22 W9 N1 W11\$ E11 S1 E9 S16 E9 FOP=[YR=2014] S4 E10 N6 W2 N3									
W6 S5 W2\$ E2 N5 E6 S3 E13 N47\$ PTR=E15 FUS=[YR=2014] E4 N18									
E12 S18 W1 S5 W10 S5 W5 N10\$ W15\$.									