LOT 10
HARRISON COVE PB 6/197

RUFUS ROBERT J & THERESA B
95247 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

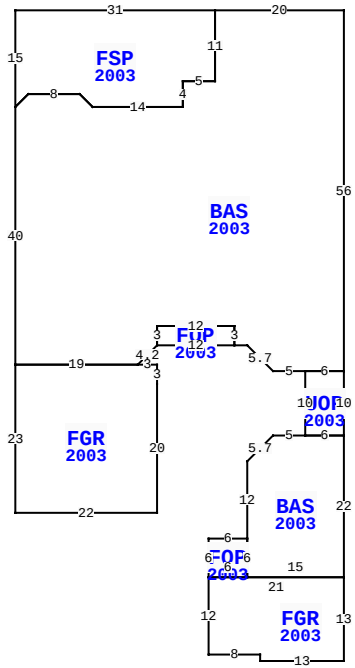
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	322	100	322	46,356
BAS	2,305	100	2,305	331,837
FGR	265	55	146	21,019
FGR	506	55	278	40,022
FOP	36	30	11	1,584
FOP	36	30	11	1,584
FSP	425	40	170	24,474
UOP	60	20	12	1,728
TOTALS	3,955		3,255	468,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,255	112.2492	159.96	520,670	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2017 Heated Area: 2627 HX Base Yr 2017



95247 MACKINAS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		468,603
TOTAL MARKET OB/XF VALUE		11,411
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		830,014
SOH/AGL Deduction		348,719
ASSESSED VALUE		481,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		431,295
TOTAL JUST VALUE		830,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108938	NEW CONSTR	200,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0035	2/17/2021	WD	U	I	11	100
GRANTOR: RUFUS THERESA B & ROB						
GRANTEE: RUFUS ROBERT J & TH						
2017/1740	12/09/2015	WD	Q	I	01	500,000
GRANTOR: MALONE STEWART C & LO						
GRANTEE: RUFUS THERESA B						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	761.00	SF	5.20	5.20	100	2002	2002	3	83	3,284	
3	0825	BRICK	0	100	0	0	311.00	SF	12.50	12.50	100	2002	2002	3	95	3,693	
4	0825	BRICK	0	100	0	0	117.00	SF	12.50	12.50	100	2002	2002	3	95	1,389	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W20 S11 W5 S4 W14 U2L2 W8 D2L2 S40 E19 U3R3 N3 E12 S3 E2 D4R4 E5 E6 N56 $
FGR=[YR=2003;ORIG=-51,55] S23 E22 N20 N3 W3 W19 $
FSP=[YR=2003;ORIG=-20,0] W31 S15 U2R2 E8 D2R2 E14 N4 E5 N11 $
BAS=[YR=2003;ORIG=-6,66] W5 D4L4 S12 S6 E15 N22 W6 $
FGR=[YR=2003;ORIG=-21,88] S12 E8 S1 E13 N13 W21 $
UOP2003=[ORIG=-6,56] S10 E6 N10 W6 $
FOP=[YR=2003;ORIG=-29,52] E12 N3 W12 S3 $
FOP=[YR=2003;ORIG=-15,82] W6 S6 E6 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,411

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS