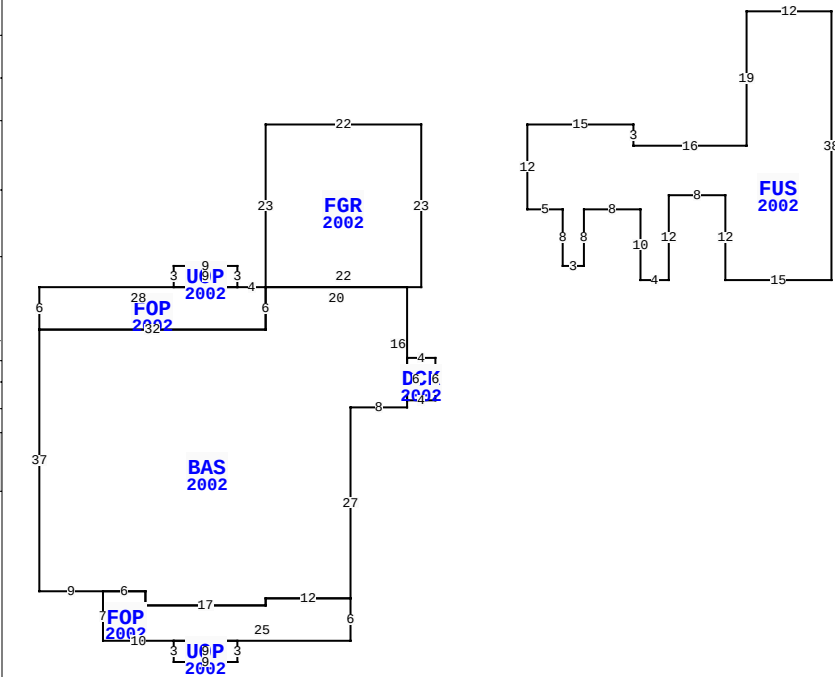


PRINCE KIERSTEN L & KENNETH R JR
95235 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-0283-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	10	ABOVE AVG 100			0500	01	3,148	101.2000	144.21	453,973	2002	2002	0	0	9.50	90.50	VALUATION BY		STANDARD							
Roof Structure	08	IRREGULAR 100			1 SFR CUST - 100% - 2017												Tax Group: 8		Tax Dist:							
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		410,846							
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		13,226							
Interior Floor	12	HARDWOOD 60															TOTAL LAND VALUE - MARKET		350,000							
Interior Floor	14	CARPET 40															TOTAL MARKET VALUE		774,072							
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		231,880							
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		542,192							
Bedrooms	4	100															TOTAL EXEMPTION VALUE		HX HB		50,000					
Bathrooms	2	100															BASE TAXABLE VALUE		492,192							
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		774,072							
Stories	2.	2. 100															NCON VALUE		0							
Units	0	100			INCOME VALUE																					
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE		605,144																			
Quality		03	Quality Level 03																							
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	1,882	100	1,882	245,620																						
DCK	24	10	2	261																						
FGR	506	55	278	36,281																						
FOP	192	30	58	7,569																						
FOP	199	30	60	7,831																						
FUS	858	100	858	111,977																						
UOP	27	20	5	653																						
UOP	27	20	5	653																						
TOTALS					3,715		3,148	410,846																		
EXTRA FEATURES					95235 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	% COND	OB/XF MKT VALUE	NOTES										
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740											
2	0812	CONCRETE C	0	100	0	2,185.00	SF	4.00	4.00	100	2002	2002	3	83	7,254											
3	0810	CONCRETE A	0	100	0	136.00	SF	6.50	6.50	100	2002	2002	3	83	734											
4	0810	CONCRETE A	0	100	8	40.00	SF	6.50	6.50	100	2002	2002	3	83	216											
5	0862	POOL VINYL	0	100	0	1.00	SF	50.00	50.00	100	2007	2007	3	52	26											
6	0855	CONC PAVER	0	100	8	80.00	SF	10.00	10.00	100	2006	2006	3	88	704											
7	0855	CONC PAVER	0	100	0	290.00	SF	10.00	10.00	100	2006	2006	3	88	2,552											
LAND DESCRIPTION																	TOTAL OB/XF					13,226				
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	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 01/13/2016 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SJS																										