

LOT 17
IN OR 2194/627
HARRISON COVE PB 6/197

LASCELL MATTHEW & LORI A
95147 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 70		
Interior Floo	14	CARPET 30		
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	247	100	247	34,616
BAS	2,210	100	2,210	309,728
FGR	478	55	263	36,859
FOP	33	30	10	1,402
FOP	36	30	11	1,541
FOP	60	30	18	2,522
FSP	395	40	158	22,144
SFB	241	80	193	27,049
TOTALS	3,700		3,110	435,862

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,110	108.6750	154.86	481,615	2002	2002	0	0	9.50	90.50

1 SFR CUST - 100% - 2019

Heated Area: 2650

HX Base Yr 2019

The site plan shows a rectangular lot with several building footprints. The lot dimensions are 54 on the left, 40 on the right, 20 on the top, and 30 on the top right. The building footprints are labeled as follows: BAS 2002 (a large footprint on the left), FSP 2002 (a footprint on the top right), FOP 2002 (a footprint on the bottom left), and SFB 2002 (a footprint on the bottom left). The lot is divided into several sections by these footprints and other lines. The dimensions of the lot sections are: 54 on the left, 40 on the right, 20 on the top, 30 on the top right, 11 on the top left, 4 on the top left, 10 on the top left, 4 on the top left, 10 on the top left, 4 on the top left, 2 on the top left, 4 on the top left, 2 on the top left, 11 on the top left, 3 on the top left, 4 on the top left, 2 on the top left, 7 on the top left, 12 on the top left, 4 on the top left, 2 on the top left, 20 on the top left, 21 on the top left, 22 on the top left, 11 on the top left, 6 on the top left, 10 on the top left, 6 on the top left, 11 on the top left, 5.7 on the top left, 13 on the top left, 6 on the top left, 15 on the top left, 21 on the top left, 11 on the top left, 5 on the top left, 10 on the top left, 6 on the top left.

BLD DATE	LGL DATE
XF DATE	LAND DATE