LOT 19
IN OR 1992/569
HARRISON COVE PB 6/197

WHITAKER PHILLIP E & STEPHANIE P
95137 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0019-0000

BUILDING CHARACTERISTICS

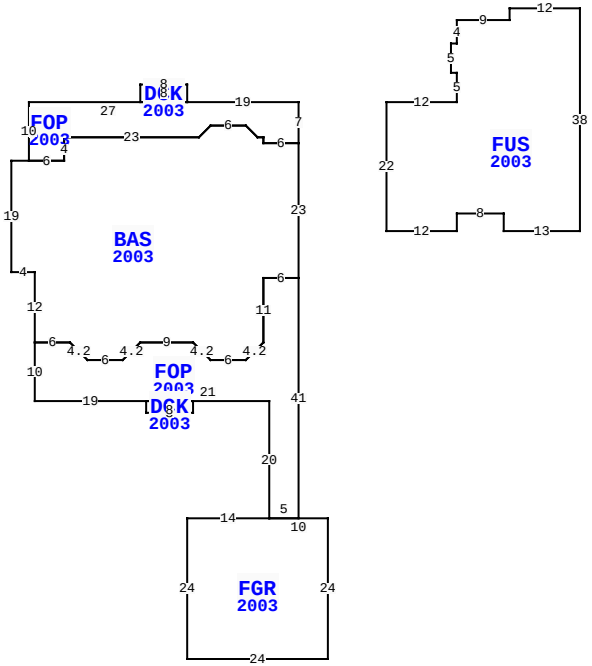
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,629	100	1,629	227,932
DCK	16	10	2	280
DCK	24	10	2	280
FGR	576	55	317	44,355
FOP	290	30	87	12,173
FOP	562	30	169	23,646
FUS	1,025	100	1,025	143,420
TOTALS	4,122		3,231	452,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,231	107.9022	153.76	496,799	2003	2003	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2016 Heated Area: 2654 HX Base Yr 2016



95137 MACKINAS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		452,087
TOTAL MARKET OB/XF VALUE		10,718
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		812,805
SOH/AGL Deduction		344,312
ASSESSED VALUE		468,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,493
TOTAL JUST VALUE		812,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310736	NEW CONSTR	265,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/0569	6/24/2015	SW	U	I	12	320,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: WHITAKER PHILLIP E						
1940/1159	10/03/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W19 DCK=[YR=2003] N3 W8 S3 E8$ W27 S10
BAS=[YR=2003] W3 S19 E4 S12 FOP=[YR=2003] S10 E19
DCK=[YR=2003] S2 E8 N2 W8$ E21 S20 FGR=[YR=2003] W14 S24 E24
N24 W10$ E5 N41 W6 S11 L3 D3 W6 U3 L3 W9 D3 L3 W6 U3
L3 W6$ E6 D3 R3 E6 U3 R3 E9 D3 R3 E6 U3 R3 N11 E6
N23 W6 N1 W1 U2 L2 W6 D2 L2 W23 S4 W6$ E6 N4 E23 U2 R2
E6 D2 R2 E1 S1 E6 N7$ PTR=E15 FUS=[YR=2003] E12 N5 W1 N5
E1 N4 E9 N2 E12 S38 W13 N3 W8 S3 W12 N22$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,984.00	SF	4.00	4.00	100	2003	2003	3	84	6,666	
2	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2003	2003	3	84	819	
3	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2003	2003	3	84	153	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 10,718

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 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS