

UPTON BILLY C & LISA R
95101 MAKINAS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-0283-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms45100

Bathrooms4100

Frame02WOOD FRAME 100

Stories2.2.100

Units0100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3034.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3941002,394346,718

FGR4205523133,456

FOP16030486,952

FOP20830628,979

FUS34310034349,676

TOTALS3,5253,078445,781

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB000001.00UT3,500.003,500.00100200220023873,045

20825BRICK00000568.00SF12.5012.50100200220023956,745

30825BRICK0000083.00SF12.5012.5010020022002395986

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR000000.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE01/17/2018BYDJXTotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0500013,078112.9254160.92495,312200220020010.0090.00

1 SFR CUST - 0% - 0Heated Area: 2737HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

95101 MACKINAS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE445,781

TOTAL MARKET OB/XF VALUE10,776

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE806,557

SOH/AGL Deduction217,081

ASSESSED VALUE589,476

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE589,476

TOTAL JUST VALUE806,557

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE620,911

PERMIT NUMDESCRIPTIONAMTISSUED

B0108973NEW CONSTR190,76311/01/2001

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

SALE PRICE

1088/191710/21/2002WDQI

307,500

GRANTOR: COPPENBARGER HOMES IN

GRANTEE: UPTON BILLY C & LIS

0970/05562/09/2001WDUV09

225,000

GRANTOR: HARRISON COVE INC

GRANTEE: COPPENBARGER HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 N5 W2 FOP=[YR=2002] N10 W16 S10 E16\$ W16
N10 W18 S50 FGR=[YR=2002] S21 E20 N4 FOP=[YR=2002] E27 N6 W10
N4 W6 S2 W11 S8\$ N8 W1 N8 W7 N5 W4 S4 W8\$ E8 N4 E4 S5 E7 S8
E12 N2 E6 S4 E13 N46\$ PTR=E15 FUS=[YR=2002] E16 S20 W17 N3 W4
N2 E3 N5 E2 N10\$ W15\$.