LOT 24
HARRISON COVE PB 6/197

MACK FAMILY TRUST/MACK LISBETH L TRUSTEE
95078 MACKINAS CIR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0283-0024-0000**

## BUILDING CHARACTERISTICS

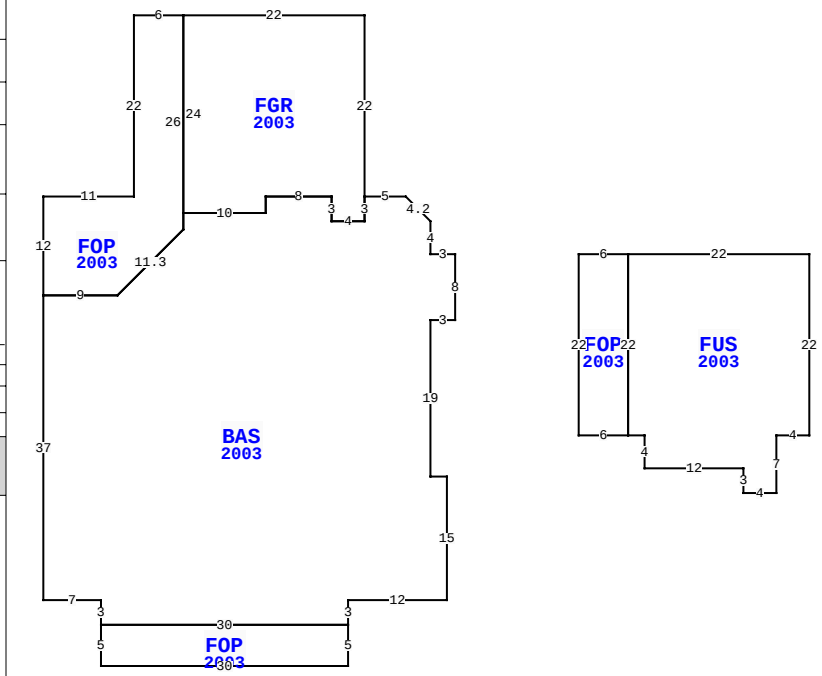
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| 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 | 2,239 | 100 | 2,239 | 303,178 |
| FGR | 516 | 55 | 284 | 38,456 |
| FOP | 132 | 30 | 40 | 5,416 |
| FOP | 150 | 30 | 45 | 6,093 |
| FOP | 304 | 30 | 91 | 12,322 |
| FUS | 560 | 100 | 560 | 75,828 |
| TOTALS | 3,901 | | 3,259 | 441,294 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,259 | 104.4200 | 148.80 | 484,939 | 2003 | 2003 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SFR CUST - 100% - 2022 Heated Area: 2799 HX Base Yr 2022




95078 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 | | 441,294 |
| TOTAL MARKET OB/XF VALUE | | 15,668 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 806,962 |
| SOH/AGL Deduction | | 164,853 |
| ASSESSED VALUE | | 642,109 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 587,109 |
| TOTAL JUST VALUE | | 806,962 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 623,407 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209632 | NEW CONSTR | 234,180 | 05/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2485/0815 | 8/05/2021 | WD | U | I | 11 | 100 |
| GRANTOR: MACK LISBETH | | | | | | |
| GRANTEE: MACK FAMILY TRUST | | | | | | |
| 2386/1793 | 8/21/2020 | WD | Q | I | 01 | 510,000 |
| GRANTOR: NEMIROFF PAUL B & NAN | | | | | | |
| GRANTEE: MACK CLIFFORD & LIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W3 N4 L3 U3 W5 FGR=[YR=2003] N22 W22
FOP=[YR=2003] W6 S22 W11 S12 E9 U8 R8 N26 $ S24 E10N2 E8 S3
E4 N3 $ S3 W4 N3 W8 S2 W10 S2 L8 D8 W9 S37 E7 S3
FOP=[YR=2003] S5 E30 N5 W30 $ E30 N3 E12 N15 W2 N19 E3 N8 $
PTR= E15 FOP=[YR=2003] E6 FUS=[YR=2003] E22 S22 W4 S7 W4 N3
W12 N4 W2 N22 $ S22 W6 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 88 | 3,080 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 932.00 | SF | 12.50 | 12.50 | 100 | 2003 | 2003 | 3 | 96 | 11,184 | |
| 3 | 0825 | BRICK | 0 | 100 | 39 | 3 | 117.00 | SF | 12.50 | 12.50 | 100 | 2003 | 2003 | 3 | 96 | 1,404 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,668

| 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