LOT 26
HARRISON COVE PB 6/197

FELDKAMP ZACHARY T & AUDREY
95048 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

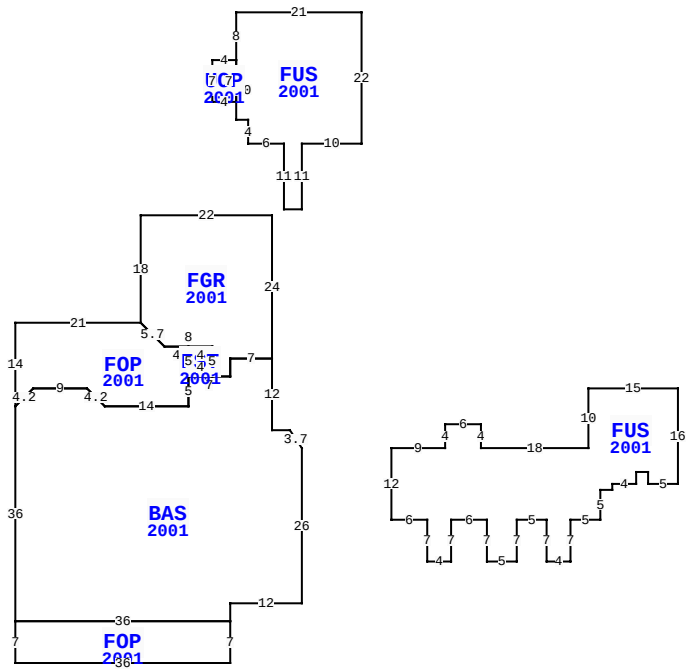
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,796	100	1,796	176,624
FGR	505	55	278	27,339
FOP	252	30	76	7,475
FOP	346	30	104	10,228
FST	20	55	11	1,082
FUS	487	100	487	47,893
FUS	761	100	761	74,839
UOP	28	20	6	590
TOTALS	4,195		3,519	346,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,519	92.0160	109.27	384,521	2001	2001	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2023 Heated Area: 3044 HX Base Yr 2023



95048 MACKINAS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		346,069
TOTAL MARKET OB/XF VALUE		9,366
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		705,435
SOH/AGL Deduction		0
ASSESSED VALUE		705,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		655,435
TOTAL JUST VALUE		705,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007585	NEW CONSTR	330,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0186	7/06/2022	WD	Q	I	01	885,000
GRANTOR: BAZARIAN CARL J JR &						
GRANTEE: FELDKAMP ZACHARY TY						
1566/0096	5/12/2008	WD	Q	I		569,000
GRANTOR: HERLOCK FRANCES M						
GRANTEE: BAZARIAN CARL J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] L2 U3 W3 N12 FGR=[YR=2001] N24 W22 S18 FOP=[YR=2001] W21 S14 R3 U3 E9 D3 R3 E14 N5 FST=[YR=2001] E4 N5 W4 S5 $ N5 W4 U4 L4 $ D4 R4 E8 S5 E3 N3 E7 $ W7 S3 W7 S5 W14 U3 L3 W9 D3 L3 S36 FOP=[YR=2001] S7 E36 N7 W36 $ E36 N3 E12 N26 $ PTR= E15 FUS=[YR=2001] E9 N4 E6 S4 E18 N10 E15 S16 W5 N2 W2 S2 W4S1 W2 S5 W5 S7 W4 N7 W5 S7 W5 N7 W6 S7 W4 N7 W6 N12 $ W15 $ PTR= N40 FUS=[YR=2001] N11 E10 N22 W21 S8 UOP=[YR=2001] W4 S7 E4 N7 $ S10 E2 S4 E6 S11 E3 $ S40 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
2	0812	CONCRETE C	0	100	0	0	1,649.00	SF	4.00	4.00	100	2001	2001	3	82	5,409	
3	0810	CONCRETE A	0	100	0	0	91.00	SF	6.50	6.50	100	2001	2001	3	82	485	
4	0830	FLAGSTONE	0	100	0	0	178.00	SF	12.00	12.00	100	2001	2001	3	82	1,752	

LAND DESCRIPTION

TOTAL OB/XF 9,366

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