

LOT 30
IN OR 1410/1728
HARRISON COVE PB 6/197

DEL PRETE LIVING TRUST/DEL PRETE FRANK JR TRUSTEE
95328 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

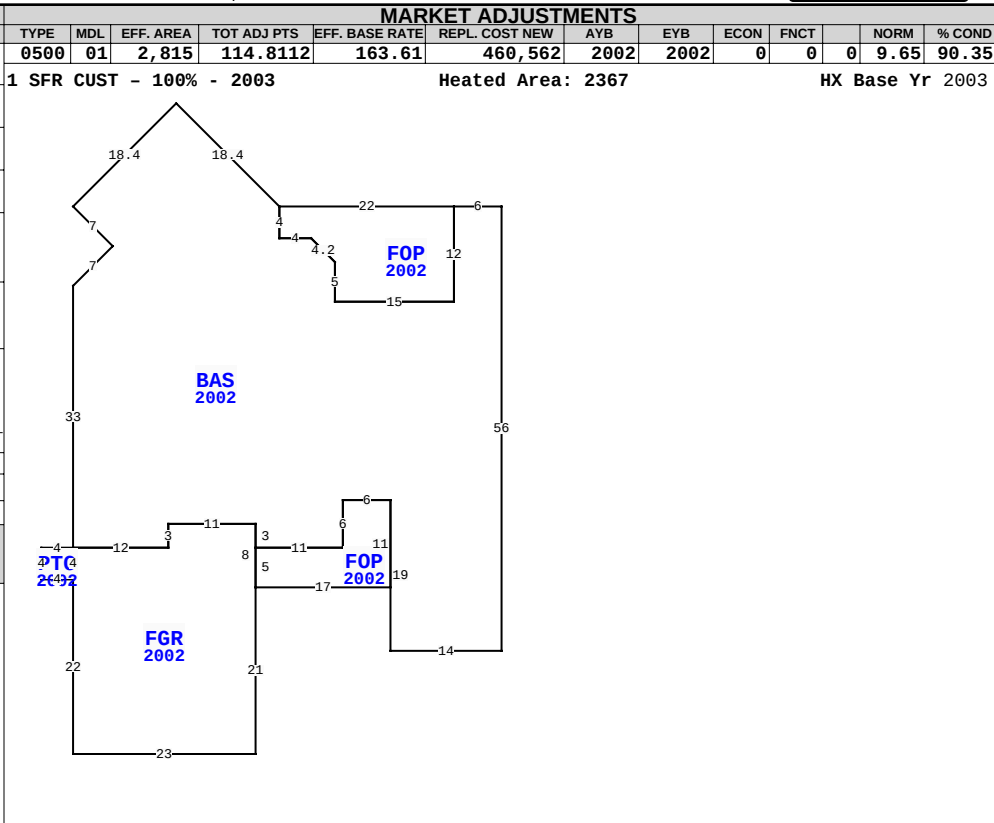
MAP NUM		MKT AREA	03
---------	--	----------	----

NEIGHBORHOOD/LOC	3034.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2,367	349,894
FGR	631	55	347	51,294
FOP	121	30	36	5,322
FOP	213	30	64	9,461
PTO	16	5	1	148

TOTALS	3,348		2,815	416,118
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20
3	0855	CONC PAVER	0	100	38	4	152.00	SF	7.00



95328 MACKINAS CIR, FERNANDINA BEACH

L N	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	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	2002	2002	3	83	3,302	
3	0855	CONC PAVER	0	100	38	4	152.00	SF	7.00	7.00	100	2006	2006	3	88	936	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				416,118	
TOTAL MARKET OB/XF VALUE				7,283	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				773,401	
SOH/AGL Deduction				420,806	
ASSESSED VALUE				352,595	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				297,595	
TOTAL JUST VALUE				773,401	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				591,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209200	NEW CONSTR	215,000	01/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1410/1728	5/09/2006	WD U	I	I	01
GRANTOR: DEL PRETE FRANK JR &					
GRANTEE: DEL PRETE FRANK JR					
1067/1467	7/11/2002	WD Q	I		
GRANTOR: COPPENBARGER HOMES IN					
GRANTEE: DEL PRETE FRANK JR					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2002] W6 FOP=[YR=2002] W22 S4 E4 R3 D3 S5 E15 N12 \$ S12 W15 N5 U3 L3 W4 N4 U13 L13 L13 D13 R5 D5 D5 L5 S33 PTO=[YR=2002] W4 S4 E4 FGR=[YR=2002] S22E23 N21 FOP=[YR=2002] E17 N11 W6 S6 W11 S5\$ N8 W11 S3 W12 S4 \$ N4\$ E12 N3 E11 S3 E11 N6 E6 S19 E14 N56 \$.									