

EVERETT SALLY W &/CORLEY JAMES E
95168 MACKINAS CIR
FERNANDINA BEACH, FL 32034

00-00-30-0283-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8					
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		16	WD FR STUC 100	0500	01	3,802	107.2575	152.84	581,098	2004	2004	0	0	0	9.00	91.00	VALUATION BY										STANDARD									
Roof Structur		08	IRREGULAR 100	1 SFR CUST - 100% - 2022										Heated Area: 3412										HX Base Yr 2022												
Roof Cover		03	COMP SHNGL 100																																	
Interior Wall		05	DRYWALL 100																																	
Interior Floo		11	CLAY TILE 50																																	
Interior Floo		14	CARPET 50																																	
Air Condition		03	CENTRAL 100																																	
Heating Type		04	AIR DUCTED 100																																	
Bedrooms			3 100																																	
Bathrooms			2.5 100																																	
Frame		02	WOOD FRAME 100																																	
Stories		2.	2. 100																																	
Units		0	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	2,320	100	2,320	322,676																																
FGR	487	55	268	37,275																																
FOP	66	30	20	2,782																																
FSP	256	40	102	14,187																																
FUS	1,092	100	1,092	151,880																																
TOTALS		4,221		3,802	528,799																															
EXTRA FEATURES				95168 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	2004	2004	3	89	3,115																					
2	0811	CONCRETE B	0 100	0	0	653.00	SF	5.20	5.20	100	2004	2004	3	86	2,920																					
3	0855	CONC PAVER	0 100	29	3	87.00	SF	10.00	10.00	100	2004	2004	3	86	748																					