LOT 36
HARRISON COVE PB 6/197

AXETELL MICHAEL & KTIMENE
95148 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0283-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

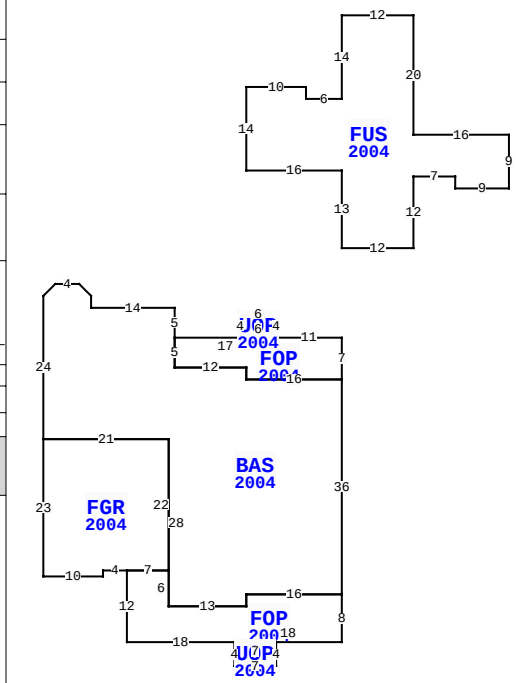
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,596	100	1,596	238,079
FGR	472	55	260	38,785
FOP	172	30	52	7,757
FOP	290	30	87	12,978
FUS	810	100	810	120,829
UOP	24	20	5	746
UOP	28	20	6	895
TOTALS	3,392		2,816	420,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,816	114.4080	163.03	459,092	2004	2004	0	0	0	8.50	91.50

1 SFR CUST - 100% - 2021 Heated Area: 2406 HX Base Yr 2021



95148 MACKINAS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		420,069
TOTAL MARKET OB/XF VALUE		8,163
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		778,232
SOH/AGL Deduction		335,151
ASSESSED VALUE		443,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		393,081
TOTAL JUST VALUE		778,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311644	NEW CONSTR	210,000	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/0042	12/30/2020	WD	Q	I	02	575,000
GRANTOR: BATES MICHAEL & SUZAN						
GRANTEE: AXETELL MICHAEL & K						
2054/0402	6/21/2016	WD	Q	I	01	500,000
GRANTOR: BUNK BRYAN K & AMY E						
GRANTEE: BATES MICHAEL & SUZ						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W11 UOP=[YR=2004] N4 W6 S4 E6$ W17 BAS=[YR=2004] N5 W14 N2 L2 U2 W4 D2 L2 S24 FGR=[YR=2004] S23 E10 N1 E4 FOP=[YR=2004] S12 E18 UOP=[YR=2004] S4 E7 N4 W7$ E18 N8 W16 S2 W13 N6 W7$ E7 N22 W21$ E21 S28 E13 N2 E16 N36 W16 N2 W12 N5$ S5 E12 S2 E16 N7$ PTR= N15 FUS=[YR=2004] N13 W16 N14 E10 S2 E6 N14 E12 S20 E16 S9 W9 N2 W7 S12 W12$ S15$.

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	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	903.00	SF	5.20	5.20	100	2004	2004	3	86	4,038	
3	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	6.50	100	2004	2004	3	86	699	
4	0444	BOX FNC 4'	0	100	0	0	20.00	LF	6.50	6.50	100	2004	2004	3	24	31	
5	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	2004	2004	3	86	280	

LAND DESCRIPTION

TOTAL OB/XF 8,163

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