



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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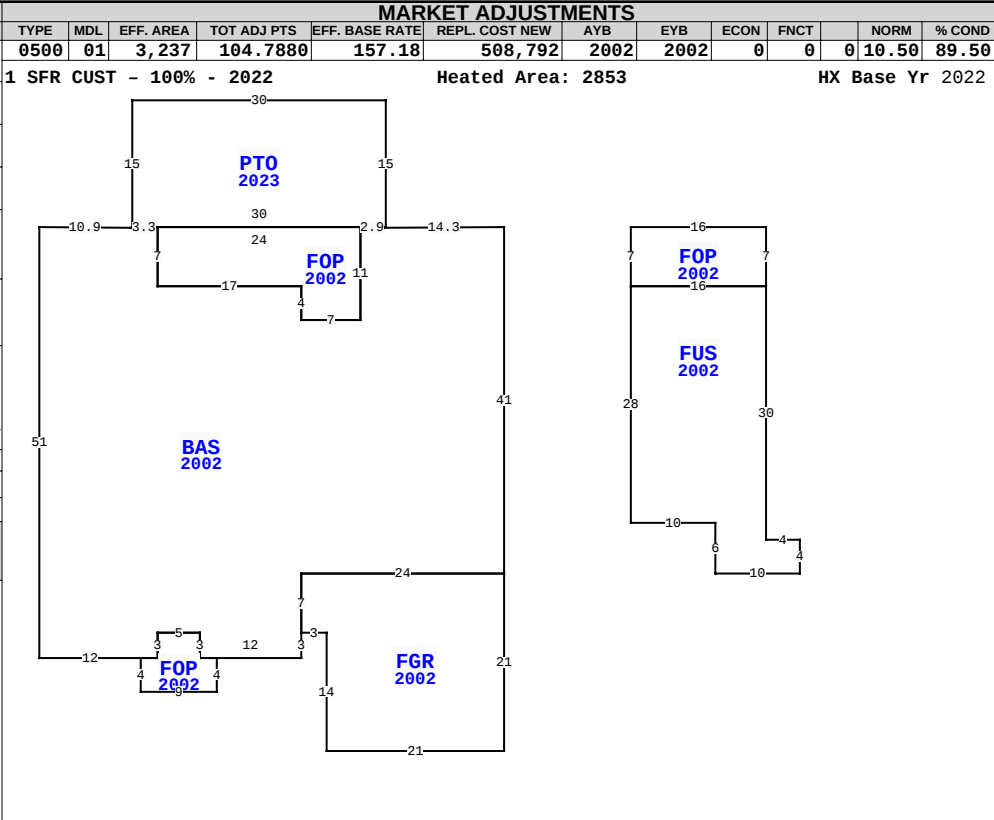
NEIGHBORHOOD/LOC	3034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100	2,353	331,011
FGR	462	55	254	35,732
FOP	51	30	15	2,110
FOP	112	30	34	4,783
FOP	196	30	59	8,300
FUS	500	100	500	70,338
PTO	450	5	22	3,095

TOTALS	4,124		3,237	455,369
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	0	608.00	SF	7.00	7.00
3	0855	CONC PAVER	0	100	31	3	93.00	SF	7.00	7.00
4	0855	CONC PAVER	0	100	0	0	285.00	SF	7.00	7.00
5	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00	8.00
6	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00
7	0911	SCRN RM A	1	100	30	15	450.00	SF	17.50	17.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT



95337 MACKINAS CIR, FERNANDINA BEACH										
TOTAL OB/XF 18,375										

TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
STANDARD										
VALUATION BY										
Tax Group: 8										
Tax Dist:										
BUILDING MARKET VALUE										
TOTAL MARKET OB/XF VALUE										
TOTAL LAND VALUE - MARKET										
TOTAL MARKET VALUE										
SOH/AGL Deduction										
ASSESSED VALUE										
TOTAL EXEMPTION VALUE										
BASE TAXABLE VALUE										
TOTAL JUST VALUE										
NCON VALUE										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016161	XFOB	8,849	10/27/2022
B0109038	NEW CONSTR	204,771	12/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2560/1537	5/05/2022	LE	U	I	11	100			
GRANTOR: GREGORY JOSEPH D & CY									
GRANTEE: GREGORY SARAH K & C									
2450/0264	4/07/2021	WD	Q	I	01	525,000			
GRANTOR: HALLOWES CONNIE									
GRANTEE: GREGORY JOSEPH D &									

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2002;ORIG=0,0] D0.1L14.3 U0.1L2.9 S11 W7 N4 W17 N7 D0.1L3.3 U0.1L10.9 S51 E12 E2 N3 E5 S3 E12 N3 N7 E24 N41 \$										
FUS=[YR=2002;ORIG=31,7] S30 E4 S4 W10 N6 W10 N28 E16 \$										
FGR=[YR=2002;ORIG=-24,48] E3 S14 E21 N21 W24 S7 \$										
FOP=[YR=2002;ORIG=-17,0] W24 S7 E17 S4 E7 N11 \$										
FOP=[YR=2002;ORIG=15,0] E16 S7 W16 N7 \$										
FOP=[YR=2002;ORIG=-43,51] S4 E9 N4 W2 N3 W5 S3 W2 \$										
PTR=[ORIG=0,0] E15 W15 \$										
PTO=[YR=2023;ORIG=-44,-15] E30 S15 W30 N15 \$										