LOT 4
HARRISON COVE PB 6/197

DRAMAN BENJAMIN MICHAEL/PECORARO CHARLAYNE V
95317 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

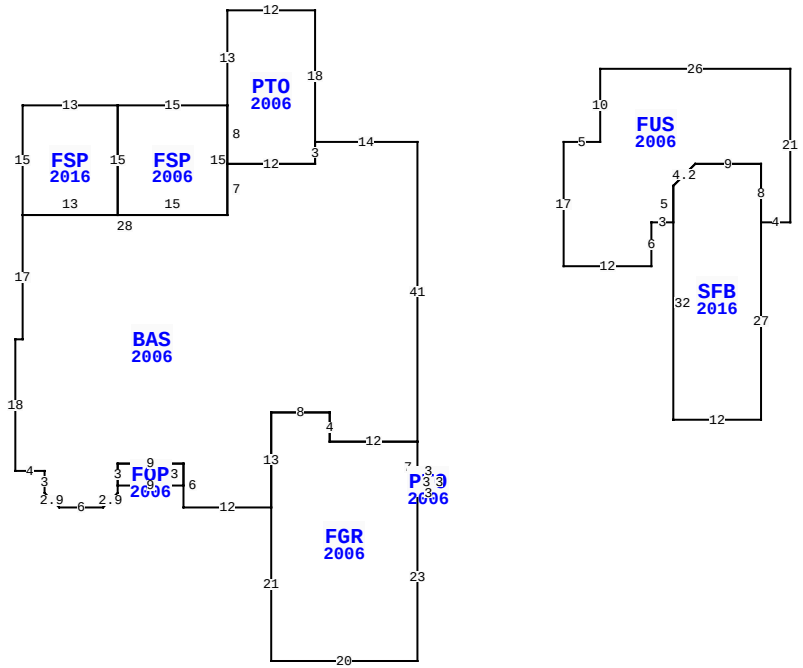
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,117	100	2,117	319,122
FGR	632	55	348	52,458
FOP	27	30	8	1,206
FSP	225	40	90	13,566
FSP	195	40	78	11,758
FUS	582	100	582	87,732
PTO	9	5	0	0
PTO	252	5	13	1,959
SFB	416	80	333	50,197
TOTALS	4,455		3,569	538,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,569	110.3760	165.56	590,884	2006	2006	0	0	0	8.95	91.05

1 SFR CUST – 100% - 2019 Heated Area: 3032 HX Base Yr



95317 MACKINAS CIR, FERNANDINA BEACH

BLD DATE	04/03/2012 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		538,000
TOTAL MARKET OB/XF VALUE		7,673
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		895,673
SOH/AGL Deduction		0
ASSESSED VALUE		895,673
TOTAL EXEMPTION VALUE	13	895,673
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		895,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		871,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10040	MECH OTHER	0	07/01/2005
E0515048	ELEC OTHER	2,000	05/01/2005
R0507604	REPAIR/RRF	5,000	05/01/2005
B0515188	NEW CONSTR	291,245	05/01/2005
P0509486	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1825	5/04/2021	QC	U	I	11	100
GRANTOR: DRAMAN MICHAEL REVOCA						
GRANTEE: DRAMAN BENJAMIN M &						
2111/1499	4/04/2017	QC	U	I	11	100
GRANTOR: DRAMAN MICHAEL REVOCA						
GRANTEE: DRAMAN MICHAEL REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 PTO=[YR=2006] N18 W12 S13 FSP=[YR=2006] W15 FSP=[YR=2016] W13 S15 E13 N15$ S15E15N15$S8E12N3 $ S3W12S7W28S17W1S18E4S3 D2 R2 E6 U2 R2 N1FOP=[YR=2006] E9N3W9S3$N3 E9 S6E12FGR=[YR=2006] S21E20N23 PTO=[YR=2006] E3N3W3S3$N7W12N4W8S13$ N13E8S4 E12N41$ PTR=[YR=2006] E20 FUS=[YR=2006] E5N10E26S21W4SFB=[YR=2016] S27W12N32 U3 R3 E9S8$N8W9 D3 L3 S5W3S6W12 N17$ W20$.

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	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	100	2006	2006	3	87	4,438	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2006	2006	3	87	85	

LAND DESCRIPTION

TOTAL OB/XF 7,673

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS