

LOT 8 IN OR 2196/1826
VIEW & GREEN SPACE ESMT
IN OR 1154/1290

PARSONS AMY M & NATHAN A
95273 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	460	100	460	66,348
BAS	2,199	100	2,199	317,171
FGR	502	55	276	39,809
FOP	36	30	11	1,587
FOP	60	30	18	2,597
FOP	189	30	57	8,222
SFB	240	80	192	27,693
UOP	44	20	9	1,298
UOP	70	20	14	2,020

TOTALS 3,800 3,236 466,741

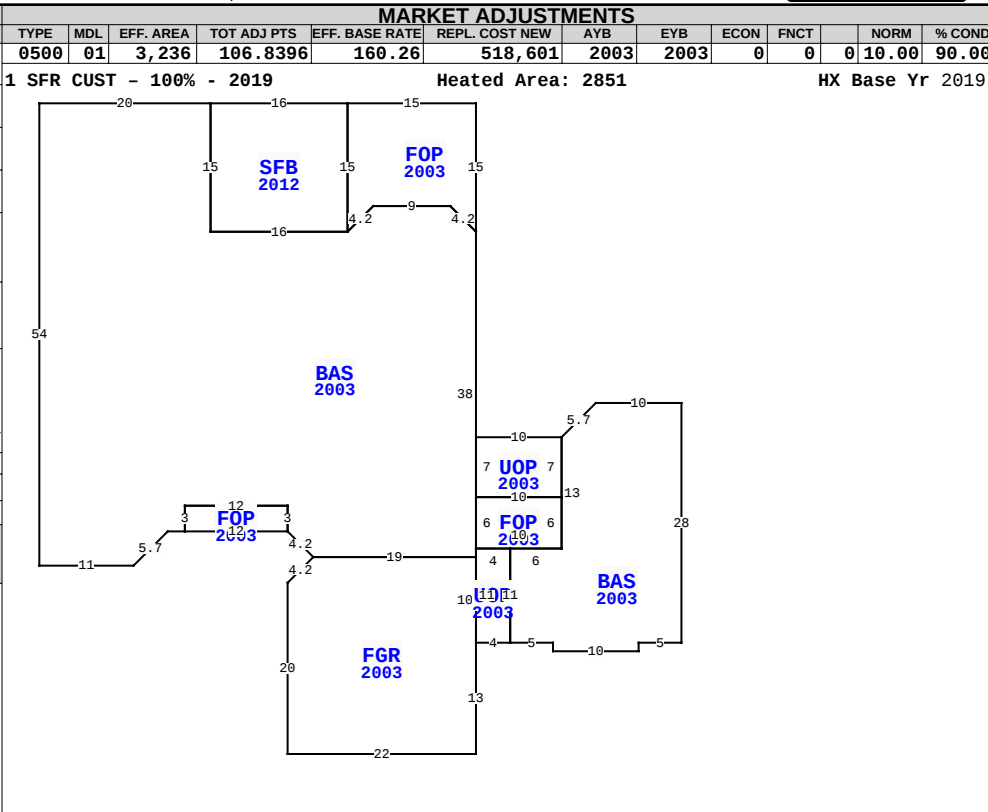
EXTRA FEATURES

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	2003	2003	3	87	3,045	
2	0825	BRICK	0 100	0	0	475.00	SF	12.50	12.50	100	2003	2003	3	95	5,641	
3	0811	CONCRETE B	0 100	0	0	894.00	SF	5.20	5.20	100	2003	2003	3	83	3,859	
4	1126	CB/STC 8"	0 100	0	0	212.00	SF	8.00	8.00	100	2003	2003	3	83	1,408	
5	0855	CONC PAVER	0 100	0	0	630.00	SF	10.00	10.00	100	2008	2008	3	89	5,607	
6	0911	SCRN RM A	0 100	0	0	1,013.00	SF	17.50	17.50	100	2021	2021	3	93	16,487	
7	0861	POOL GUNIT	0 100	0	0	320.00	SF	85.00	85.00	100	2021	2021	3	95	25,840	
8	0855	CONC PAVER	0 100	0	0	693.00	SF	10.00	10.00	100	2021	2021	3	99	6,861	
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
10	0462	ST/AL FNC	0 100	0	0	312.00	SF	10.00	10.00	100	2021	2021	3	95	2,964	

LAND DESCRIPTION

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	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



95273 MACKINAS CIR, FERNANDINA BEACH

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

TOTAL OB/XF 73,572

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	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							

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		466,741
TOTAL MARKET OB/XF VALUE		73,572
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		890,313
SOH/AGL Deduction		353,932
ASSESSED VALUE		536,381
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		486,381
TOTAL JUST VALUE		890,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		871,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212059	SWIM POOL	0	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1826	5/14/2018	WD Q	Q	I	01	575,000

GRANTOR: SMITH TERRY H & JAMES

GRANTEE: PARSONS AMY M & NAT

1154/1293 7/18/2003 WD Q I 406,000

GRANTOR: COPPENBARGER HOMES IN

GRANTEE: SMITH TERRY H & JAM

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W15 SFB=[YR=2012] W16 BAS=[YR=2003] W20 S54 E11 U4 R4 E2 FOP=[YR=2003] E12 N3 W12 S3 \$ N3 E12 S3 D3 R3 FGR=[YR=2003] D3 L3 S20 E22 N13 UOP=[YR=2003] E4 BAS=[YR=2003] E5 S1 E10 N1 E5 N28 W10 D4 L4 UOP=[YR=2003] W10 S7 FOP=[YR=2003] S6 E 10 N6 W10 \$ E10 N7 \$ S13 W6 S11 \$ N11W4 S11 \$ N10 W19 \$ E19 N38 U3 L3 W9 D3 L3 W16 N15 \$ S15 E16 N15 \$ S15 U3 R3 E9 D3 R3 N15 \$.

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