LOT 9
HARRISON COVE PB 6/197

WELLER JOHN VC & SUSAN LOTT
95269 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

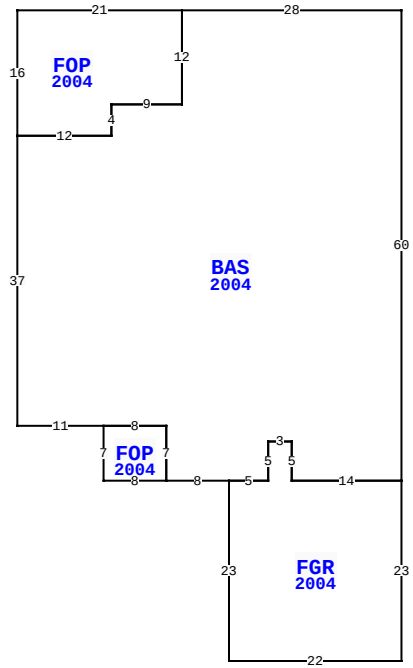
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,492	100	2,492	371,283
FGR	521	55	287	42,760
FOP	56	30	17	2,533
FOP	300	30	90	13,409
TOTALS	3,369		2,886	429,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,886	109.7544	164.63	475,122	2004	2004	0	0	0	9.50	90.50

1 SFR CUST - 100% - 2022 Heated Area: 2492 HX Base Yr 2022



95269 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		429,985
TOTAL MARKET OB/XF VALUE		6,615
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		786,600
SOH/AGL Deduction		169,561
ASSESSED VALUE		617,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		567,039
TOTAL JUST VALUE		786,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412154	NEW CONSTR	300,000	01/01/2004
B0312118	FOUNDATION	10,000	12/01/2003
R035193	REPAIR/RRF	3,500	06/01/2003
B0363984	FOUNDATION	12,000	05/01/2003
B0363988	NEW CONSTR	312,000	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0918	11/12/2021	WD	Q	I	01	704,000
GRANTOR: BRUNER DANIEL L & LAU						
GRANTEE: WELLER JOHN VC & SU						
1838/1608	1/24/2013	WD	Q	I	02	357,500
GRANTOR: BENEDICTO GAIL TRUSTE						
GRANTEE: BRUNER DANIEL L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W28 FOP=[YR=2004] W21 S16 E12 N4 E9 N12 $ S12 W9 S4 W12 S37 E11 FOP=[YR=2004] S7 E8 N7 W8 $ E8 S7 E8 FGR=[YR=2004] S23 E22 N23 W14 N5 W3 S5 W5 $ E5 N5 E3 S5 E14 N60 $.

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	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,013.00	SF	4.00	4.00	100	2004	2004	3	84	3,404	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2004	2004	3	84	131	

LAND DESCRIPTION

TOTAL OB/XF 6,615

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