

LOT 11
IN OR 1979/648
HARRISON COVE PB 6/197

PRINCE KIERSTEN L & KENNETH R JR
95235 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0011-0000



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 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
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	1,882	100	1,882	269,975
DCK	24	10	2	287
FGR	506	55	278	39,879
FOP	192	30	58	8,321
FOP	199	30	60	8,607
FUS	858	100	858	123,081
UOP	27	20	5	717
UOP	27	20	5	717
TOTALS	3,715		3,148	451,584

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,148	106.2600	159.39	501,760	2002	2002	0	0	10.00	90.00
1 SFR CUST - 100% - 2017 Heated Area: 2740 HX Base Yr 2017											
95235 MACKINAS CIR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		451,584	
TOTAL MARKET OB/XF VALUE		13,068	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		814,652	
SOH/AGL Deduction		256,194	
ASSESSED VALUE		558,458	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		508,458	
TOTAL JUST VALUE		814,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		774,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002865	REMODEL	25,000	02/22/2022
B17380	ADDITION	82,648	08/01/2006
B18320	SWIM POOL	20,500	08/01/2006
B0107880	NEW CONSTR	212,500	01/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1979/0648	5/08/2015	WD	Q	I	02
GRANTOR: BAXTER MARY KATHARINE					
GRANTEE: PRINCE KIERSTON L &					
1617/1845	5/01/2009	WD	U	I	19
GRANTOR: BAXTER MARY K					
GRANTEE: BAXTER MARY K TRUST					

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2002] W22 S23 FOP=[YR=2002] W4 UOP=[YR=2002] N3 W9 S3 E9\$ W28 S6 BAS=[YR=2002] S37 E9 FOP=[YR=2002] S7 E10 UOP=[YR=2002] S3 E9 N3 W9\$ E25 N6 W12 S1 W17 N2 W6\$ E6 S2 E17 N1 E12 N27 E8 N1 DCK=[YR=2002] E4 N6 W4 S6\$ N16 W20 S6 W32\$ E32 N6\$ E22 N23\$ PTR= E15 FUS=[YR=2002] E15 S3 E16 N19 E12 S38 W15 N12W8 S12 W4 N10 W8 S8 W3 N8 W5 N12 \$ W15 \$.	

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	
2	0812	CONCRETE C	0 100	0	0	2,185.00	SF	4.00	4.00	100	2002	2002	3	82	7,167	
3	0810	CONCRETE A	0 100	0	0	136.00	SF	6.50	6.50	100	2002	2002	3	82	725	
4	0810	CONCRETE A	0 100	8	5	40.00	SF	6.50	6.50	100	2002	2002	3	82	213	
5	0862	POOL VINYL	0 100	0	0	1.00	SF	50.00	50.00	100	2007	2007	3	48	24	
6	0855	CONC PAVER	0 100	8	10	80.00	SF	10.00	10.00	100	2006	2006	3	87	696	
7	0855	CONC PAVER	0 100	0	0	290.00	SF	10.00	10.00	100	2006	2006	3	87	2,523	

LAND DESCRIPTION										TOTAL OB/XF										13,068					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					