LOT 16
IN OR 1312/1919
HARRISON COVE PB 6/197

CROWE JOHN W SR & BONNIE
95163 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0016-0000

BUILDING CHARACTERISTICS

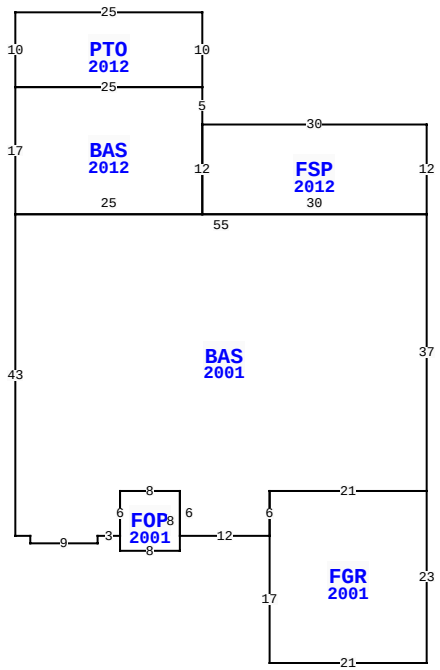
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,200	100	2,200	310,950
BAS	425	100	425	60,070
FGR	483	55	266	37,596
FOP	64	30	19	2,685
FSP	360	40	144	20,353
PTO	250	5	12	1,696
TOTALS	3,782		3,066	433,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,066	105.8736	158.81	486,911	2001	2001	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2009 Heated Area: 2625 HX Base Yr 2009



95163 MACKINAS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		433,351
TOTAL MARKET OB/XF VALUE		6,173
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		789,524
SOH/AGL Deduction		403,310
ASSESSED VALUE		386,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,214
TOTAL JUST VALUE		789,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225876	ADDD 425 SF	44,166	04/01/2012
B0108272	NEW CONSTR	200,000	05/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1919	4/27/2005	WD	Q	I		421,000
GRANTOR: WADE JONATHAN IVOR &						
GRANTEE: CROWE JOHN W SR & B						
1026/1173	12/26/2001	WD	Q	I		276,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: WADE JONATHAN IVOR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W30 BAS=[YR=2012] N5 PTO=[YR=2012] N10 W25 S10 E25$ W25 S17 BAS=[YR=2001] S43 E2 S1 E9 N1 E3 FOP=[YR=2001] S2 E8 N8 W8 S6 $ N6 E8 S6 E12 FGR=[YR=2001] S17 E21 N23W21 S6 $ N6 E21 N37 W55 $ E25 N12 $ S12 E30 N12 $.

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	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2001	2001	3	80	2,463	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2001	2001	3	80	499	
4	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2012	2012	3	93	236	

LAND DESCRIPTION

TOTAL OB/XF 6,173

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