



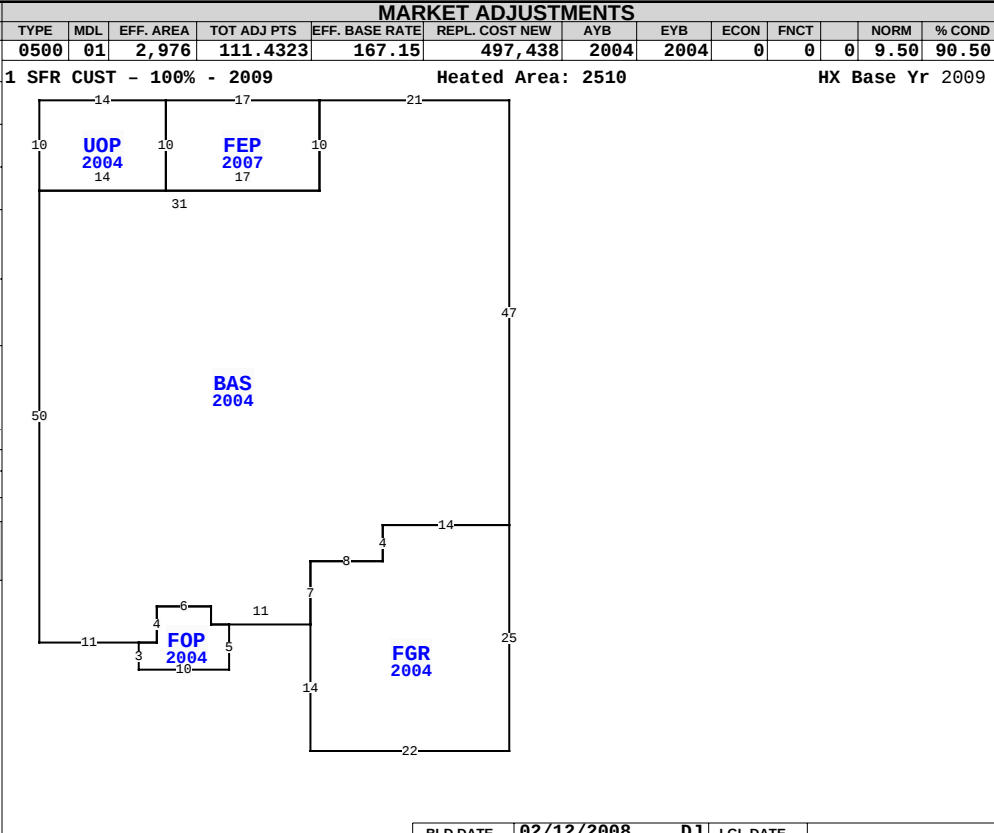
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,510	100	2,510	379,690
FEP	170	80	136	20,572
FGR	518	55	285	43,112
FOP	58	30	17	2,572
UOP	140	20	28	4,235
TOTALS	3,396		2,976	450,181

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	501.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	24	3	72.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



95121 MACKINAS CIR, FERNANDINA BEACH	BLD DATE 02/12/2008	DJ	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,873											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		450,181	
TOTAL MARKET OB/XF VALUE		5,873	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		806,054	
SOH/AGL Deduction		432,504	
ASSESSED VALUE		373,550	
TOTAL EXEMPTION VALUE		HX HB WR 55,000	
BASE TAXABLE VALUE		318,550	
TOTAL JUST VALUE		806,054	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		786,003	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311754	NEW CONSTR	235,000	09/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2666/1329	9/01/2023	WD	U	I	11
GRANTOR: GREEN ARNOLD C					
GRANTEE: GREEN ARNOLD CHARLE					
1600/0897	12/30/2008	WD	Q	I	01
GRANTOR: AVANT THOMAS & JANIS					
GRANTEE: GREEN ARNOLD C & EI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W21 FEP=[YR=2007] W17 UOP=[YR=2004] W14 S10 E14 N10 \$ S10 E17 N10 \$ S10 W31 S50 E11 FOP=[YR=2004] S3 E10 N5 W2 N2 W6 S4 W2 \$ E2 N4 E6 S2 E11 FGR=[YR=2004] S14 E22 N25 W14 S4 W8 S7 \$ N7 E8 N4 E14 N47 \$.											