



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	267,414
FGR	462	55	254	35,693
FOP	110	30	33	4,637
FUS	1,009	100	1,009	141,787

TOTALS	3,484		3,199	449,531
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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	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	579.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	0	36	4	144.00	SF	7.00	7.00	
4	0755	FSP	0	0	21	12	252.00	SF	20.00	20.00	
5	0855	CONC PAVER	0	0	0	0	948.00	SF	7.00	7.00	
6	0855	CONC PAVER	0	0	0	0	261.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,199	102.9480	154.42	493,990	2005	2005	0	0	9.00	91.00
1 SFR CUST - 0% - 0 Heated Area: 2912 HX Base Yr											

95109 MACKINAS CIR, FERNANDINA BEACH					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115			
579.00	SF	5.20	5.20	100	2005	2005	3	86	2,589			
144.00	SF	7.00	7.00	100	2005	2005	3	86	867			
252.00	SF	20.00	20.00	100	2005	2005	3	24	1,210			
948.00	SF	7.00	7.00	100	2006	2006	3	87	5,773			
261.00	SF	7.00	7.00	100	2006	2006	3	87	1,589			

TOTAL OB/XF											
15,143											

Total Acres:	0.00	Total Land Value:	350,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		449,531	
TOTAL MARKET OB/XF VALUE		15,143	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		814,674	
SOH/AGL Deduction		159,367	
ASSESSED VALUE		655,307	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		655,307	
TOTAL JUST VALUE		814,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		794,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412681	NEW CONSTR	340,000	04/01/2004
B0412509	FOUNDATION	9,500	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2374/1323	7/06/2020	WD Q	I	01		525,000	
GRANTOR: WEBER PATRICIA LYNN							
GRANTEE: HOPGOOD JOHN K & AM							
1872/0593	7/02/2013	QC U	I	11		100	
GRANTOR: VILLANUEVA JOSE RODRI							
GRANTEE: WEBER PATRICIA LYNN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W55 S37 FGR=[YR=2005] S21 E22 N20 FOP=[YR=2005] E22 N5 W22 S5\$ N1 W22\$ E22 N4 E33 N33\$ PTR= E15 FUS=[YR=2005] E33 S33 W13 N10 W8 S10 W12 N33\$ W15\$.											