LOT 24
HARRISON COVE PB 6/197

MACK FAMILY TRUST/MACK LISBETH L TRUSTEE
95078 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0024-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

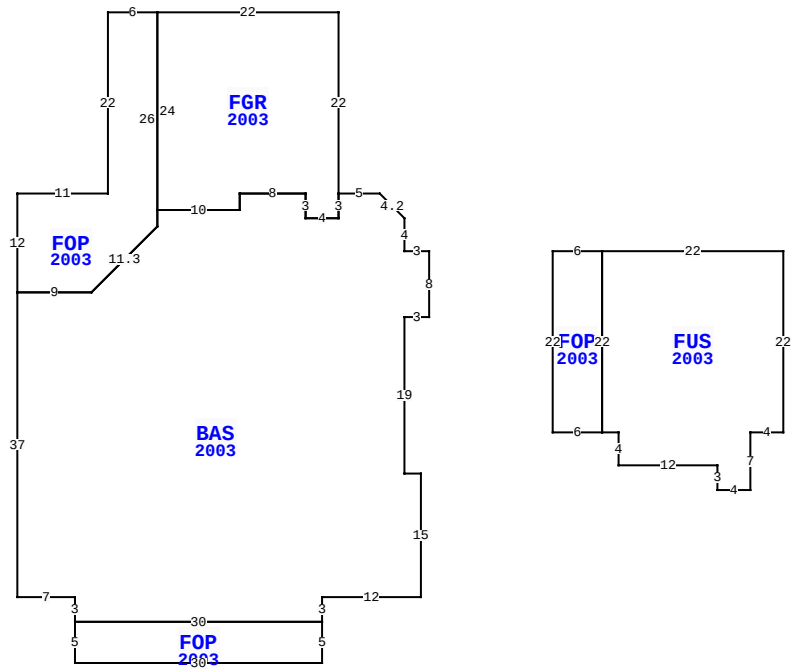
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100	2,239	317,379
FGR	516	55	284	40,257
FOP	132	30	40	5,670
FOP	150	30	45	6,378
FOP	304	30	91	12,899
FUS	560	100	560	79,380
TOTALS	3,901		3,259	461,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,259	104.4200	156.63	510,457	2003	2003	0	0	0	9.50	90.50

1 SFR CUST - 100% - 2022 Heated Area: 2799 HX Base Yr 2022



95078 MACKINAS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		461,964
TOTAL MARKET OB/XF VALUE		15,502
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		827,466
SOH/AGL Deduction		166,094
ASSESSED VALUE		661,372
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		606,372
TOTAL JUST VALUE		827,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209632	NEW CONSTR	234,180	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0815	8/05/2021	WD	U	I	11	100
GRANTOR: MACK LISBETH						
GRANTEE: MACK FAMILY TRUST						
2386/1793	8/21/2020	WD	Q	I	01	510,000
GRANTOR: NEMIROFF PAUL B & NAN						
GRANTEE: MACK CLIFFORD & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N4 L3 U3 W5 FGR=[YR=2003] N22 W22
FOP=[YR=2003] W6 S22 W11 S12 E9 U8 R8 N26 $ S24 E10N2 E8 S3
E4 N3 $ S3 W4 N3 W8 S2 W10 S2 L8 D8 W9 S37 E7 S3
FOP=[YR=2003] S5 E30 N5 W30 $ E30 N3 E12 N15 W2 N19 E3 N8 $
PTR= E15 FOP=[YR=2003] E6 FUS=[YR=2003] E22 S22 W4 S7 W4 N3
W12 N4 W2 N22 $ S22 W6 N22 $ W15 $.

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	2003	2003	3	87	3,045	
2	0825	BRICK	0	100	0	0	932.00	SF	12.50	12.50	100	2003	2003	3	95	11,068	
3	0825	BRICK	0	100	39	3	117.00	SF	12.50	12.50	100	2003	2003	3	95	1,389	

LAND DESCRIPTION

TOTAL OB/XF 15,502

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