

LOT 31
IN OR 1882/433
HARRISON COVE PB 6/197

HOOPER JAMES E/KEENAN EITHNE
95310 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0283-0031-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 8																				
Exterior Wall	16	WD FR STUC 100	0500	01	3,447	110.3172	165.48	570,410	2004	2004	0	0	0	9.50	90.50	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017														Heated Area: 3037										HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	07	CORK/VTILE 60																																		
Interior Floo	11	CLAY TILE 40																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		4 100																																		
Bathrooms		3 100																																		
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	2,248	100	2,248	336,659																																
FGR	582	55	320	47,923																																
FOP	173	30	52	7,788																																
FSP	95	40	38	5,691																																
FUS	789	100	789	118,160																																
TOTALS			3,887		3,447	516,221																														
EXTRA FEATURES			95310 MACKINAS CIR, FERNANDINA BEACH																																	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080																				
2	0812	CONCRETE C	0	100	0	0	1,214.00	SF	4.00	4.00	100	2004	2004	3	84	4,079																				
3	0835	QUARY TILE	0	100	0	0	40.00	SF	10.00	10.00	100	2004	2004	3	84	336																				
4	0810	CONCRETE A	0	100	0	0	20.00	SF	6.50	6.50	100	2004	2004	3	84	109																				
5	0861	POOL GUNIT	0	100	0	0	327.00	SF	85.00	85.00	100	2005	2005	3	40	11,118																				
6	0855	CONC PAVER	0	100	0	0	627.00	SF	10.00	10.00	100	2005	2005	3	86	5,392																				
7	0910	SCRN RM L	0	100	0	0	964.00	SF	15.00	15.00	100	2005	2005	3	24	3,470																				
8	0855	CONC PAVER	0	100	9	5	45.00	SF	10.00	10.00	100	2005	2005	3	86	387																				
9	0835	QUARY TILE	0	100	4	3	12.00	SF	10.00	10.00	100	2005	2005	3	86	103																				
10	0835	QUARY TILE	0	100	4	3	12.00	SF	10.00	10.00	100	2005	2005	3	86	103																				
LAND DESCRIPTION			TOTAL OB/XF 28,177																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																				