LOT 33
IN OR 1978/14
HARRISON COVE PB 6/197

CARLSON MARGARET F & JOSEPH M
95200 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034-5075

2024

00-00-30-0283-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

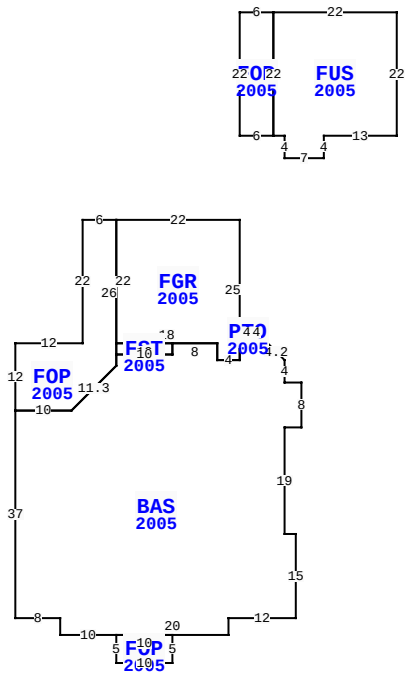
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,276	100	2,276	337,620
FGR	496	55	273	40,497
FOP	50	30	15	2,225
FOP	132	30	40	5,933
FOP	316	30	95	14,092
FST	20	55	11	1,632
FUS	512	100	512	75,950
PTO	12	5	1	148
TOTALS	3,814		3,223	478,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,223	108.6750	163.01	525,381	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2007 Heated Area: 2788 HX Base Yr 2007



95200 MACKINAS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		478,097
TOTAL MARKET OB/XF VALUE		9,030
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		837,127
SOH/AGL Deduction		447,504
ASSESSED VALUE		389,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		339,623
TOTAL JUST VALUE		837,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		815,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09333	MECH OTHER	0	02/01/2005
P0408806	OTHER	0	12/01/2004
B0413890	NEW CONSTR	206,890	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/0014	4/14/2015	QC	U	I	11	100
GRANTOR: CARLSON MARGARET F &						
GRANTEE: CARLSON MARGARET F						
1488/1645	3/29/2007	WD	U	I	01	100
GRANTOR: CARLSON JOSEPH & MARG						
GRANTEE: CARLSON MARGARET F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W22 FOP=[YR=2005] W6 S22 W12 S12 BAS=[YR=2005] S37 E8 S3 E10 FOP=[YR=2005] S5 E10 N5 W10$ E20 N3 E12 N15 W2 N19 E3 N8 W3 N4 U3 L3 W2 PTO=[YR=2005] N4 W3 S4 E3$ W3 S3 W4 N3 W8 FST=[YR=2005] W10S2 E10 N2$ S2 W10 S2 L8 D8 W10 $E10 U8 R8 N26$ S22 E18 S3 E4 N25$ PTR=N15 FOP=[YR=2005] N22 E6 FUS=[YR=2005] E22 S22 W13 S4 W7 N4 W2 N22$ S22 W6$ S15$.

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	0812	CONCRETE C	0	100	0	0	1,535.00	SF	4.00	4.00	100	2005	2005	3	86	5,280	
2	0855	CONC PAVER	0	100	34	3	102.00	SF	7.00	7.00	100	2008	2008	3	89	635	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 9,030

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