

PT OF LOT 31
IN OR 972/1023
WALL ESMT PT OR 719/1079

MACKAY JAMES L & LOUISE
8189 RESIDENCE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0546-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	10
NEIGHBORHOOD/LOC	10003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	1,891	278,033
FGR	465	55	256	37,639
FOP	21	30	6	882
FOP	594	30	178	26,172
FUS	1,242	100	1,242	182,610

TOTALS	4,213		3,573	525,336
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,050.00	SF	6.50
2	0858	SCULP CONC	0	0	0	0	150.00	SF	13.00
3	1126	CB/STC 8"	0	0	0	0	413.00	SF	8.00
4	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
7	0446	BOX FNC 6'	0	0	0	0	3.00	LF	20.00
8	0444	BOX FNC 4'	0	0	0	0	3.00	LF	6.50

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

REVIEW DATE	05/12/2019	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	3,573	111.1320	166.70	595,619	1999	1999	0	0	11.80	88.20
1 SFR CUST - 0% - 0											
Heated Area: 3133											
HX Base Yr											

8189 RESIDENCE CT, FERNANDINA BEACH	04/10/2024	MLU
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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	0810	CONCRETE A	0	0	0	0	1,050.00	SF	6.50	6.50	100	1999	1999	3	77	5,255	
2	0858	SCULP CONC	0	0	0	0	150.00	SF	13.00	13.00	100	1999	1999	3	93	1,814	
3	1126	CB/STC 8"	0	0	0	0	413.00	SF	8.00	8.00	100	1999	1999	3	77	2,544	
4	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	1999	1999	3	77	320	
5	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1999	1999	3	77	125	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	48	144	
7	0446	BOX FNC 6'	0	0	0	0	3.00	LF	20.00	20.00	100	1999	1999	3	20	12	
8	0444	BOX FNC 4'	0	0	0	0	3.00	LF	6.50	6.50	100	1999	1999	3	20	4	

TOTAL OB/XF													10,218	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	4			

Market:	0	Agricultural:	0	Common:	400,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		525,336	
TOTAL MARKET OB/XF VALUE		10,218	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		935,554	
SOH/AGL Deduction		24,388	
ASSESSED VALUE		911,166	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		911,166	
TOTAL JUST VALUE		935,554	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		887,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805506	NEW CONSTR	150,028	10/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1293/0831	2/07/2005	WD U	I	I	01
GRANTOR: MACKAY JAMES L					
GRANTEE: MACKAY JAMES L & LO					
0972/1023	2/27/2001	WD Q	I		
GRANTOR: SUMMER BEACH DEVELOPM					
GRANTEE: MACKAY JAMES L					

BUILDING NOTES									
BAS=[YR=1999] W40 S30 FOP=[YR=1999] S7 E15 S24 W15 S8 E11 S2 E4 S19 E4 FGR=[YR=1999] S1 E19 N2 E2 N21 W14 S2 W7 S20 \$ N35 E3 N9 W3 N9 E4 N8 E4 N3 W6 N3 W4 S4 W6 S3 W11 \$ E11 N3 E6 N4 E4 S3 E6 S3 W4 S8 W4 S9 E3 S9 W3 S15 E7 N2 E14 N68 \$ PTR= E15 FUS=[YR=1999] E21 S65 W6 S1 W3 FOP=[YR=1999] S3 W7 N3 E7 \$ W10 N1 W2 N41 E17 N3 W6 N2 W2 N7 W9 N12 \$ W15 \$.									

BUILDING DIMENSIONS									
BAS=[YR=1999] W40 S30 FOP=[YR=1999] S7 E15 S24 W15 S8 E11 S2 E4 S19 E4 FGR=[YR=1999] S1 E19 N2 E2 N21 W14 S2 W7 S20 \$ N35 E3 N9 W3 N9 E4 N8 E4 N3 W6 N3 W4 S4 W6 S3 W11 \$ E11 N3 E6 N4 E4 S3 E6 S3 W4 S8 W4 S9 E3 S9 W3 S15 E7 N2 E14 N68 \$ PTR= E15 FUS=[YR=1999] E21 S65 W6 S1 W3 FOP=[YR=1999] S3 W7 N3 E7 \$ W10 N1 W2 N41 E17 N3 W6 N2 W2 N7 W9 N12 \$ W15 \$.									