LOT 1
IN OR 1300/1650
HARRISON COVE PB 6/197

IULIANO MARIA F
PO BOX 17169
FERNANDINA BEACH, FL 32035

2025

00-00-30-0283-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

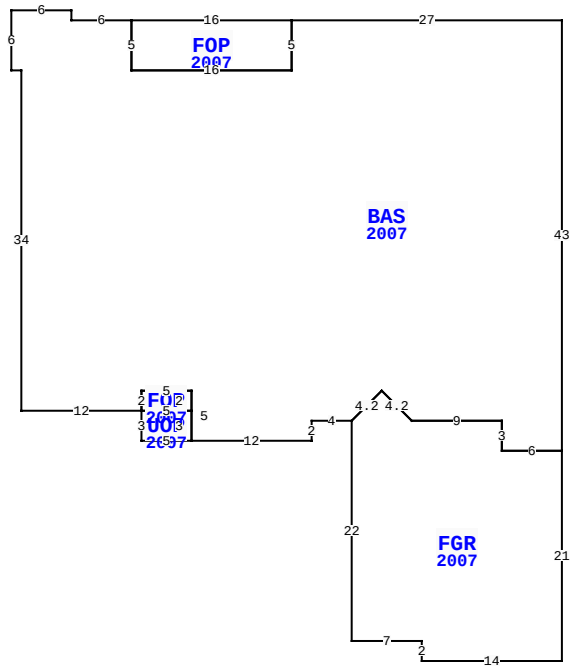
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2007	2,097	350,020
FGR	481	55	2007	265	44,232
FOP	10	30	2007	3	501
FOP	80	30	2007	24	4,006
UOP	15	20	2007	3	501
TOTALS	2,683			2,392	399,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,392	115.4538	182.42	436,349	2007	2007	0	0	0	8.50	91.50

1 SFR CUST - 100% - 2008 Heated Area: 2097 HX Base Yr 2008



BLD DATE	07/24/2007 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

95347 MACKINAS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		399,259
TOTAL MARKET OB/XF VALUE		34,024
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		783,283
SOH/AGL Deduction		405,165
ASSESSED VALUE		378,118
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		322,396
TOTAL JUST VALUE		783,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23699	XFOB	18,665	06/01/2010
G01538	GAS	850	06/01/2010
M11952	MECH OTHER	0	08/01/2006
C17977	CO ISSUED	0	06/01/2006
B0617977	NEW CONSTR	280,000	06/01/2006
E0617548	ELEC OTHER	6,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1650	3/09/2005	WD	Q	V		192,500
GRANTOR: DUNKER JAMES E & MEND						
GRANTEE: IULIANO MARIA F						
1235/1849	6/07/2004	WD	Q	I		130,000
GRANTOR: ANDERSON DONALD R & C						
GRANTEE: DUNKER JAMES E & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 FOP=[YR=2007] W16 S5 E16 N5$ S5 W16 N5 W6 N1 W6 S6 E1 S34 E12 UOP=[YR=2007] S3 E5 N3 FOP=[YR=2007] N2 W5 S2 E5$ W5$N2 E5 S5 E12 N2 E4 FGR=[YR=2007] S22 E7 S2 E14 N21 W6 N3 W9 U3 L3 D3 L3 $ U3 R3 D3 R3 E9 S3 E6 N43$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0	1,731.00	SF	4.00	4.00	100	2007	2007	3	87	6,024	
3	0810	CONCRETE A	0	100	6	2	12.00	SF	6.50	6.50	100	2007	2007	3	87	68	
4	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100	2010	2010	3	56	12,376	
5	0855	CONC PAVER	0	100	0	0	671.00	SF	10.00	10.00	100	2010	2010	3	90	6,039	
6	0911	SCRN RM A	0	100	0	0	931.00	SF	17.50	17.50	100	2010	2010	3	40	6,517	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 34,024

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	RES	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 07/30/2025 BY SYS