LOT 2
HARRISON COVE PB 6/197

GREGORY JOSEPH & CYNTHIA L/E/
95337 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0002-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

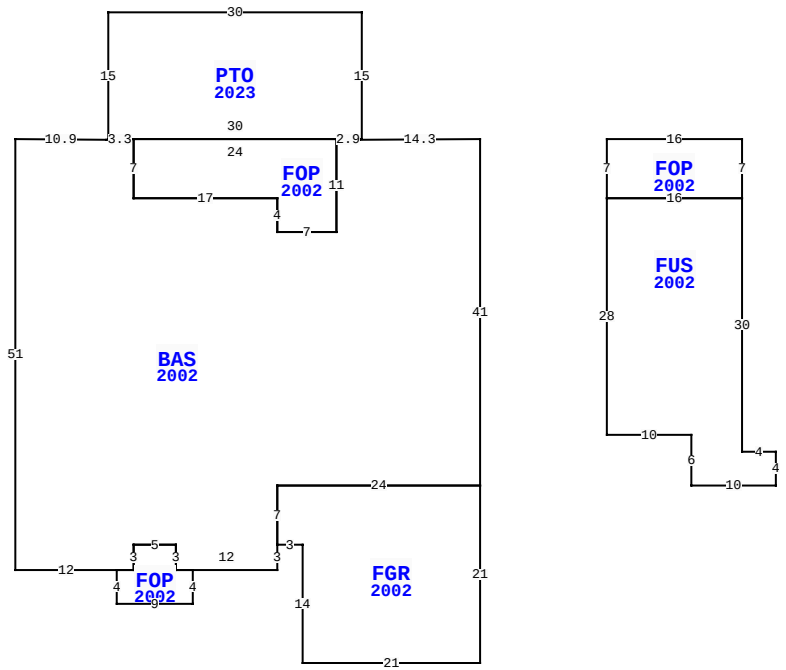
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100	2002	2,353	364,051
FGR	462	55	2002	254	39,298
FOP	51	30	2002	15	2,321
FOP	112	30	2002	34	5,261
FOP	196	30	2002	59	9,129
FUS	500	100	2002	500	77,359
PTO	450	5	2023	22	3,403
TOTALS	4,124			3,237	500,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,237	110.0274	173.84	562,720	2002	2002	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2022 Heated Area: 2853 HX Base Yr 2022



95337 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		500,821
TOTAL MARKET OB/XF VALUE		17,813
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		868,634
SOH/AGL Deduction		282,352
ASSESSED VALUE		586,282
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		535,560
TOTAL JUST VALUE		868,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016161	XFOB	8,849	10/27/2022
B0109038	NEW CONSTR	204,771	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1537	5/05/2022	LE	U	I	11	100
GRANTOR: GREGORY JOSEPH D & CY						
GRANTEE: GREGORY SARAH K & C						
2450/0264	4/07/2021	WD	Q	I	01	525,000
GRANTOR: HALLOWES CONNIE						
GRANTEE: GREGORY JOSEPH D &						

BUILDING NOTES

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	2002	2002	3	85	2,975	
2	0855	CONC PAVER	0	100	0	0	608.00	SF	7.00	7.00	100	2002	2002	3	80	3,405	
3	0855	CONC PAVER	0	100	31	3	93.00	SF	7.00	7.00	100	2002	2002	3	80	521	
4	0855	CONC PAVER	0	100	0	0	285.00	SF	7.00	7.00	100	2003	2003	3	82	1,636	
5	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00	8.00	100	2003	2003	3	82	656	
6	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2003	2003	3	30	1,296	
7	0911	SCRN RM A	1	100	30	15	450.00	SF	17.50	17.50	100	2023	2022		93	7,324	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] D0.1L14.3 U0.1L2.9 S11 W7 N4 W17 N7
D0.1L3.3 U0.1L10.9 S51 E12 E2 N3 E5 S3 E12 N3 N7 E24 N41 $
FUS=[YR=2002;ORIG=31,7] S30 E4 S4 W10 N6 W10 N28 E16 $
FGR=[YR=2002;ORIG=-24,48] E3 S14 E21 N21 W24 S7 $
FOP=[YR=2002;ORIG=-17,0] W24 S7 E17 S4 E7 N11 $
FOP=[YR=2002;ORIG=15,0] E16 S7 W16 N7 $
FOP=[YR=2002;ORIG=-43,51] S4 E9 N4 W2 N3 W5 S3 W2 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2023;ORIG=-44,-15] E30 S15 W30 N15 $
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LAND DESCRIPTION

TOTAL OB/XF 17,813

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