LOT 5
IN OR 2109/1354
HARRISON COVE PB 6/197

KLOTZ SUSAN LYNN REV LIV TRUST
95301 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

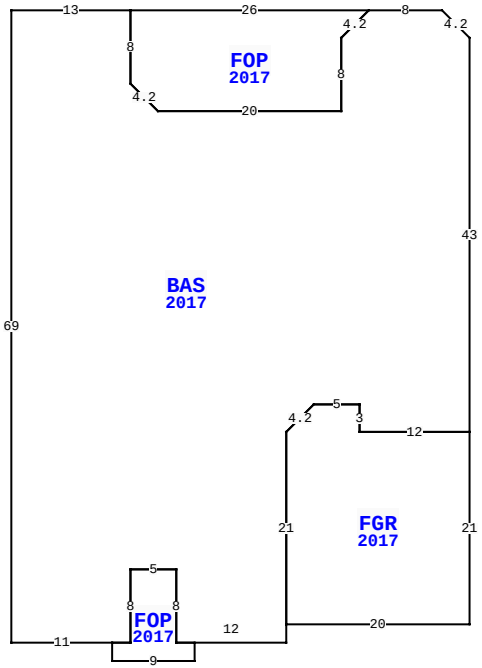
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,673	100	2017	2,673	494,656
FGR	440	55	2017	242	44,784
FOP	58	30	2017	17	3,146
FOP	253	30	2017	76	14,064
TOTALS	3,424			3,008	556,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,008	120.7500	190.78	573,866	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2673 HX Base Yr 2018



95301 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		556,650
TOTAL MARKET OB/XF VALUE		7,843
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		914,493
SOH/AGL Deduction		332,084
ASSESSED VALUE		582,409
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		526,687
TOTAL JUST VALUE		914,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		889,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002277	CO ISSUED	0	03/21/2017
B1633015	NEW CONSTR	329,255	09/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/1354	3/20/2017	SW	Q	I	01	631,100
GRANTOR: HOMES BY ARTISAN LLC						
GRANTEE: SUSAN LYNN KLOTZ RE						
2054/1916	6/22/2016	WD	Q	I	01	117,000
GRANTOR: BAZARIAN CARL J JR &						
GRANTEE: HOMES BY ARTISAN LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W8 FOP=[YR=2017] W26 S8 D3 R3 E20 N8 U3 R3 $ D3 L3 S8 W20 U3 L3 N8 W13 S69 E11 FOP=[YR=2017] S2 E9 N2 W2 N8 W5 S8 W2$ E2 N8 E5 S8 E12 N2 FGR=[YR=2017] E20 N21 W12 N3 W5 D3 L3 S21$ N21 U3 R3 E5 S3 E12 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	0855	CONC PAVER	0	100	0	0	688.00	SF	10.00	10.00	100	2017	2017	3	96	6,605	
2	0855	CONC PAVER	0	100	3	20	60.00	SF	10.00	10.00	100	2017	2017	3	96	576	
3	0855	CONC PAVER	0	100	3	23	69.00	SF	10.00	10.00	100	2017	2017	3	96	662	

LAND DESCRIPTION

TOTAL OB/XF 7,843

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