LOT 7
HARRISON COVE PB 6/197

FARNSWORTH FAMILY TRUST/FARNSWORTH GARY TRUSTEE
95277 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0007-0000

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	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

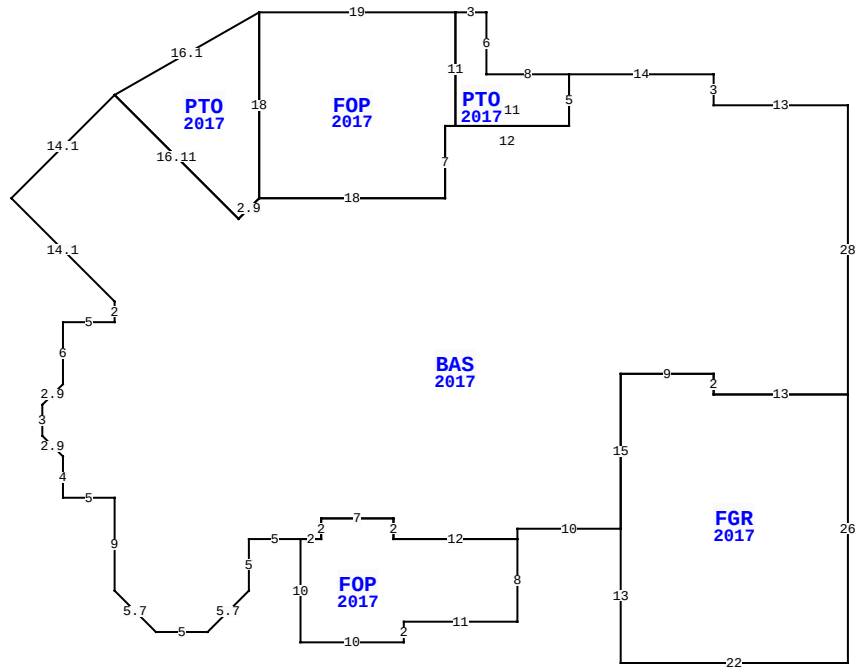
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3034.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2017	2,704	436,342
FGR	590	55	2017	324	52,284
FOP	202	30	2017	61	9,844
FOP	335	30	2017	100	16,137
PTO	73	5	2017	4	645
PTO	150	5	2017	8	1,291
TOTALS	4,054			3,201	516,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,201	105.2940	166.36	532,518	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2704 HX Base Yr 2018



95277 MACKINAS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		516,542
TOTAL MARKET OB/XF VALUE		35,493
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		902,035
SOH/AGL Deduction		397,522
ASSESSED VALUE		504,513
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		453,791
TOTAL JUST VALUE		902,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212062	SWIM POOL	0	03/01/2021
17003133	CO ISSUED	0	04/11/2017
B1632711	NEW CONSTR	347,631	07/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/21	7/03/2024	WD	U	I	11	100
GRANTOR: FARNSWORTH GARY & FRA						
GRANTEE: FARNSWORTH FAMILY T						
2023/0600	12/08/2015	WD	Q	V	01	137,000
GRANTOR: WILLIAMS GEORGE A III						
GRANTEE: FARNSWORTH GARY & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 N3 W14 PTO=[YR=2017] W8 N6 W3 FOP=[YR=2017] W19 PTO=[YR=2017] L14 D8 D12 R12 U2 R2 N18$ S18 E18 N7 E1 N11$ S11 E11 N5$ S5 W12 S7 W18 D2 L2 U12 L12 L10 D10 R10 D10 S2 W5 S6 D2 L2 S3 R2 D2 S4 E5 S9 D4 R4 E5 U4 R4 N5 E5 FOP=[YR=2017] S10 E10 N2 E11 N8 W12 N2 W7 S2 W2$ E2 N2 E7 S2 E12 N1 E10 FGR=[YR=2017] S13 E22 N26 W13 N2 W9 S15$ N15 E9 S2 E13 N28$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	1,499.00	SF	5.20	5.20	100	2017	2017	3	96	7,483	
3	0861	POOL GUNIT	0	100	0	0	216.00	SF	85.00	85.00	100	2021	2021	3	93	17,075	
4	0855	CONC PAVER	0	100	0	0	204.00	SF	10.00	10.00	100	2021	2021	3	99	2,020	
5	0462	ST/AL FNC	0	100	0	0	750.00	SF	10.00	10.00	100	2021	2021	3	93	6,975	

LAND DESCRIPTION

TOTAL OB/XF 35,493

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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