LOT 8 IN OR 2196/1826
VIEW & GREEN SPACE ESMT
IN OR 1154/1290

PARSONS AMY M & NATHAN A
95273 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

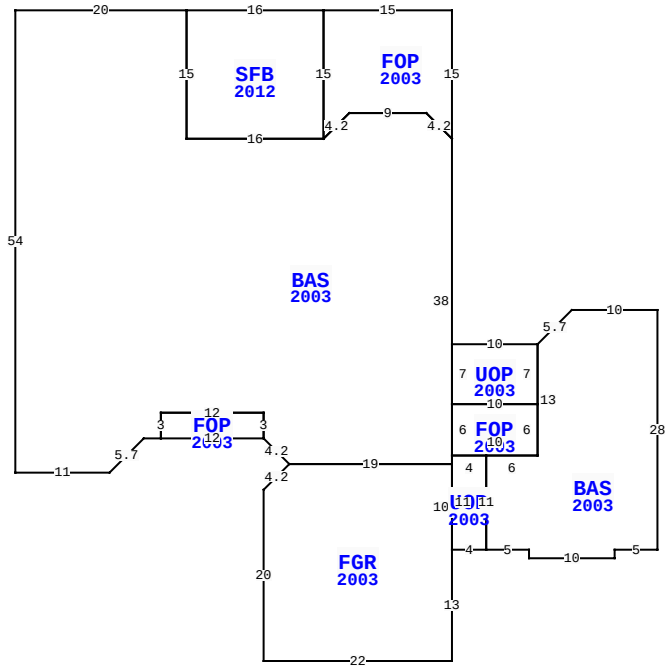
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	460	100	2003	460	69,499
BAS	2,199	100	2003	2,199	332,236
FGR	502	55	2003	276	41,700
FOP	36	30	2003	11	1,662
FOP	60	30	2003	18	2,720
FOP	189	30	2003	57	8,612
SFB	240	80	2012	192	29,009
UOP	44	20	2003	9	1,360
UOP	70	20	2003	14	2,115
TOTALS	3,800			3,236	488,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,236	106.8396	168.81	546,269	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2019 Heated Area: 2851 HX Base Yr 2019



95273 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		488,911
TOTAL MARKET OB/XF VALUE		72,212
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		911,123
SOH/AGL Deduction		359,187
ASSESSED VALUE		551,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		501,214
TOTAL JUST VALUE		911,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212059	SWIM POOL	0	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1826	5/14/2018	WD	Q	I	01	575,000
GRANTOR: SMITH TERRY H & JAMES						
GRANTEE: PARSONS AMY M & NAT						
1154/1293	7/18/2003	WD	Q	I		406,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: SMITH TERRY H & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W15 SFB=[YR=2012] W16 BAS=[YR=2003] W20 S54 E11 U4 R4 E2 FOP=[YR=2003] E12 N3 W12 S3 $ N3 E12 S3 D3 R3 FGR=[YR=2003] D3 L3 S20 E22 N13 UOP=[YR=2003] E4 BAS=[YR=2003] E5 S1 E10 N1 E5 N28 W10 D4 L4 UOP=[YR=2003] W10 S7 FOP=[YR=2003] S6 E 10 N6 W10 $ E10 N7 $ S13 W6 S11 $ N11W4 S11 $ N10 W19 $ E19 N38 U3 L3 W9 D3 L3 W16 N15 $ S15 E16 N15 $ S15 U3 R3 E9 D3 R3 N15 $.

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	2003	2003	3	86	3,010	
2	0825	BRICK	0	100	0	0	475.00	SF	12.50	12.50	100	2003	2003	3	95	5,641	
3	0811	CONCRETE B	0	100	0	0	894.00	SF	5.20	5.20	100	2003	2003	3	82	3,812	
4	1126	CB/STC 8"	0	100	0	0	212.00	SF	8.00	8.00	100	2003	2003	3	82	1,391	
5	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2008	2008	3	88	5,544	
6	0911	SCRN RM A	0	100	0	0	1,013.00	SF	17.50	17.50	100	2021	2021	3	90	15,955	
7	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2021	2021	3	93	25,296	
8	0855	CONC PAVER	0	100	0	0	693.00	SF	10.00	10.00	100	2021	2021	3	99	6,861	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
10	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2021	2021	3	93	2,902	

LAND DESCRIPTION

TOTAL OB/XF 72,212

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