LOT 14
HARRISON COVE PB 6/197

LAVINE KAREN V L/E/
95191 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034-5074

2025

00-00-30-0283-0014-0000

BUILDING CHARACTERISTICS

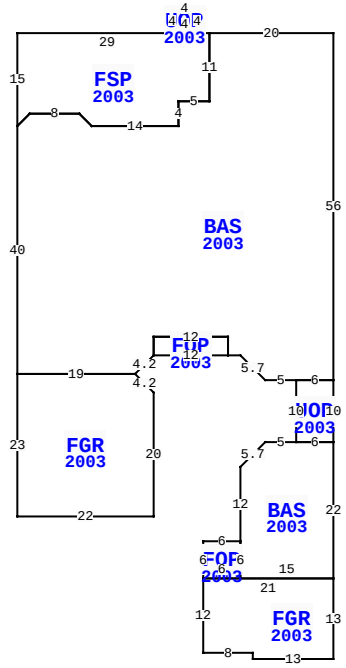
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	322	100	2003	322	49,661
BAS	2,305	100	2003	2,305	355,492
FGR	265	55	2003	146	22,517
FGR	502	55	2003	276	42,566
FOP	36	30	2003	11	1,697
FOP	36	30	2003	11	1,697
FSP	425	40	2003	170	26,218
UOP	16	20	2003	3	463
UOP	60	20	2003	12	1,851
TOTALS	3,967			3,256	502,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,256	109.0614	172.32	561,074	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2004 Heated Area: 2627 HX Base Yr 2004



95191 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		502,161
TOTAL MARKET OB/XF VALUE		7,214
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		859,375
SOH/AGL Deduction		476,651
ASSESSED VALUE		382,724
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		327,002
TOTAL JUST VALUE		859,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210490	NEW CONSTR	189,089	11/01/2002
R024581	REPAIR/RRF	2,516	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1395	7/29/2022	WD	U	I	11	100
GRANTOR: LAVINE KAREN V AS TRU						
GRANTEE: LAVINE KAREN V						
1176/0305	9/30/2003	WD	Q	I		395,300
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: LAVINE KAREN V & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FSP=[YR=2003] W2 UOP=[YR=2003] N4 W4 S4 E4 $ W29 S15 U2 R2 E8 D2 R2 E14 N4 E5 N11 $ S11 W5 S4 W14 U2 L2 W8 D2 L2 S40 FGR=[YR=2003] S23 E22 N20 U3 L3 W19 $ E19 U3 R3 FOP=[YR=2003] E12 N3 W12 S3 $ N3 E12 S3 E2 D4 R4 E5 UOP=[YR=2003] S10 BAS=[YR=2003] W5 D4 L4 S12 FOP=[YR=2003] W6 S6 FGR=[YR=2003] S12 E8 S1 E13 N13 W21 $ E6 N6 $ S6 E15 N22 W6 $ E6 N10 W6 $ E6 N56 $.

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	0812	CONCRETE C	0	100	0	0	1,034.00	SF	4.00	4.00	100	2003	2003	3	82	3,392	
3	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2003	2003	3	82	812	

LAND DESCRIPTION

TOTAL OB/XF 7,214

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