LOT 16
IN OR 1312/1919
HARRISON COVE PB 6/197

CROWE JOHN W SR & BONNIE
95163 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0016-0000

BUILDING CHARACTERISTICS

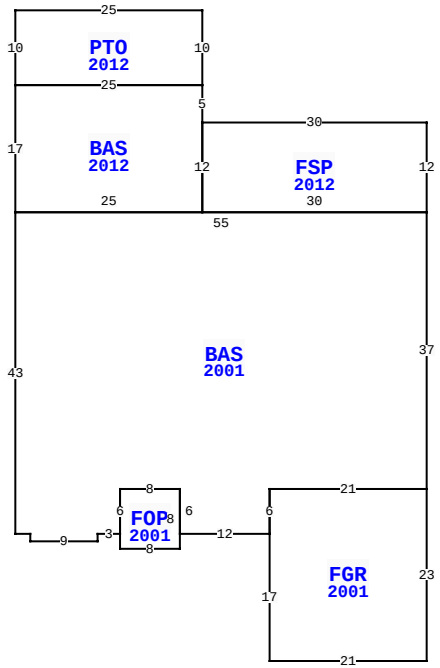
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,200	100	2001	2,200	325,694
BAS	425	100	2012	425	62,918
FGR	483	55	2001	266	39,379
FOP	64	30	2001	19	2,813
FSP	360	40	2012	144	21,318
PTO	250	5	2012	12	1,776
TOTALS	3,782			3,066	453,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,066	105.8736	167.28	512,880	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2009 Heated Area: 2625 HX Base Yr 2009



95163 MACKINAS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		453,899
TOTAL MARKET OB/XF VALUE		6,098
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		809,997
SOH/AGL Deduction		412,583
ASSESSED VALUE		397,414
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,692
TOTAL JUST VALUE		809,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		789,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225876	ADDD 425 SF	44,166	04/01/2012
B0108272	NEW CONSTR	200,000	05/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1919	4/27/2005	WD	Q	I		421,000
GRANTOR: WADE JONATHAN IVOR &						
GRANTEE: CROWE JOHN W SR & B						
1026/1173	12/26/2001	WD	Q	I		276,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: WADE JONATHAN IVOR						

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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2001	2001	3	79	2,432	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2001	2001	3	79	493	
4	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2012	2012	3	92	233	

BUILDING DIMENSIONS

FSP=[YR=2012] W30 BAS=[YR=2012] N5 PTO=[YR=2012] N10 W25 S10 E25$ W25 S17 BAS=[YR=2001] S43 E2 S1 E9 N1 E3 FOP=[YR=2001] S2 E8 N8 W8 S6 $ N6 E8 S6 E12 FGR=[YR=2001] S17 E21 N23W21 S6 $ N6 E21 N37 W55 $ E25 N12 $ S12 E30 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 6,098

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