LOT 18
IN OR 2009/1787
HARRISON COVE PB 6/197

MONTI ROBERT A
PO BOX 15921
FERNANDINA BEACH, FL 32035

2025

00-00-30-0283-0018-0000

BUILDING CHARACTERISTICS

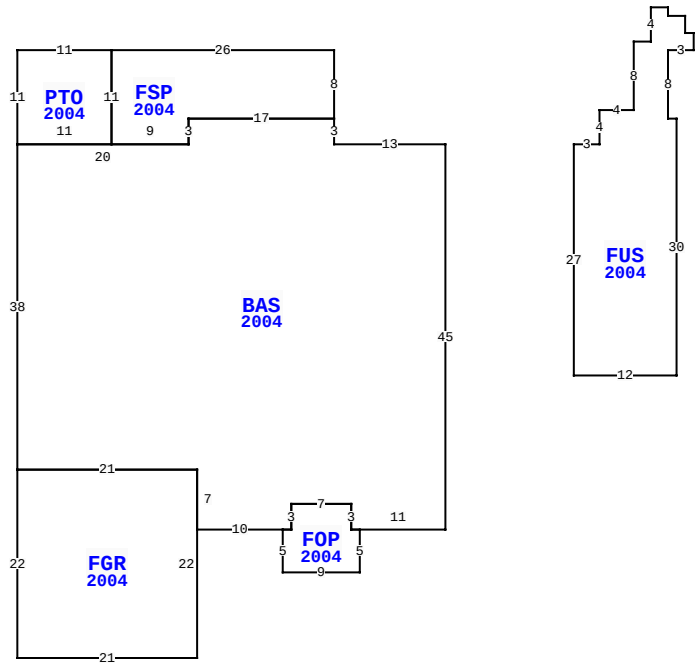
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,133	100	2004	2,133	357,449
FGR	462	55	2004	254	42,566
FOP	66	30	2004	20	3,352
FSP	235	40	2004	94	15,753
FUS	409	100	2004	409	68,540
PTO	121	5	2004	6	1,005
TOTALS	3,426			2,916	488,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,916	117.8478	186.20	542,959	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2016 Heated Area: 2542 HX Base Yr 2016



95141 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		488,663
TOTAL MARKET OB/XF VALUE		8,394
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		847,057
SOH/AGL Deduction		357,336
ASSESSED VALUE		489,721
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		433,999
TOTAL JUST VALUE		847,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		824,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312119	NEW CONSTR	300,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/1787	10/20/2015	WD	Q	I	01	475,000
GRANTOR: STANSBERRY NANCY M						
GRANTEE: MONTI ROBERT A & DI						
1578/0200	7/22/2008	WD	Q	I	01	100
GRANTOR: STANSBERRY JAMES S						
GRANTEE: STANSBERRY NANCY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 N3 FSP=[YR=2004] N8 W26 PTO=[YR=2004] W11 S11 E11 N11$ S11 E9 N3 E17$ W17 S3 W20 S38 FGR=[YR=2004] S22 E21 N22 W21$ E21 S7 E10 FOP=[YR=2004] S5 E9 N5 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E11 N45$ PTR=E15 FUS=[YR=2004] E3 N4 E4 N8 E2 N4 E2 S1 E2 S2 E1 S2 W3 S8 E1 S30 W12 N27$ W15$.

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,371.00	SF	4.00	4.00	100	2004	2004	3	83	4,552	
3	0855	CONC PAVER	0	100	32	3	96.00	SF	10.00	10.00	100	2004	2004	3	83	797	

LAND DESCRIPTION

TOTAL OB/XF 8,394

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