

LOT 20
OR 1157/1705 & OR 1931/666
HARRISON COVE PB 6/197

SHEFVELAND ALAN M
95133 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0020-0000



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

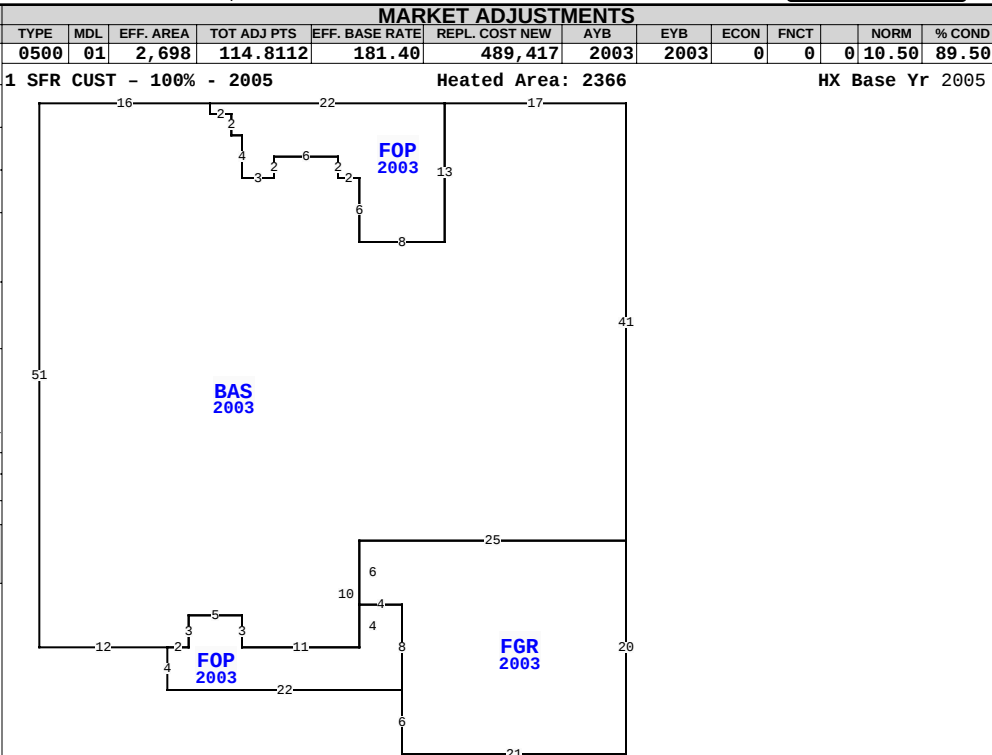
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2003	2,366	384,127
FGR	444	55	2003	244	39,614
FOP	119	30	2003	36	5,844
FOP	174	30	2003	52	8,443

TOTALS	3,103			2,698	438,028
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	
3	0825	BRICK	0	100	23	3	69.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



95133 MACKINAS CIR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
6,541											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		438,028	
TOTAL MARKET OB/XF VALUE		6,541	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		794,569	
SOH/AGL Deduction		430,148	
ASSESSED VALUE		364,421	
TOTAL EXEMPTION VALUE		HX HB VX	55,722
BASE TAXABLE VALUE		308,699	
TOTAL JUST VALUE		794,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		774,794	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210436	NEW CONSTR	172,428	11/01/2002
R024546	REPAIR/RRF	2,200	11/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1931/0666	8/06/2014	QC	U	I	11	100	
GRANTOR: SHEFVELAND LINDA							
GRANTEE: SHEFVELAND ALAN							
1157/1705	7/30/2003	WD	Q	I		330,400	
GRANTOR: COPPENBARGER HOMES IN							
GRANTEE: SHEFVELAND ALAN M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W17 FOP=[YR=2003] W22 S1 E2 S2 E1 S4 E3 N2 E6 S2 E2 S6 E8 N13\$ S13 W8 N6 W2 N2 W6 S2 W3 N4 W1 N2 W2 N1 W16 S51 E12 FOP=[YR=2003] S4 E22 FGR=[YR=2003] S6 E21 N20 W25 S6 E4 S8\$ N8 W4 S4 W11 N3 W5 S3 W2\$ E2 N3 E5 S3 E11 N10 E25 N41\$.											