

LOT 23 IN OR 1088/1917
HARRISON COVE PB 6/197

UPTON BILLY C & LISA R
95101 MAKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		4 100
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
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NEIGHBORHOOD/LOC	3034.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,394	100	2002	2,394	380,152
FGR	420	55	2002	231	36,681
FOP	160	30	2002	48	7,622
FOP	208	30	2002	62	9,845
FUS	343	100	2002	343	54,466

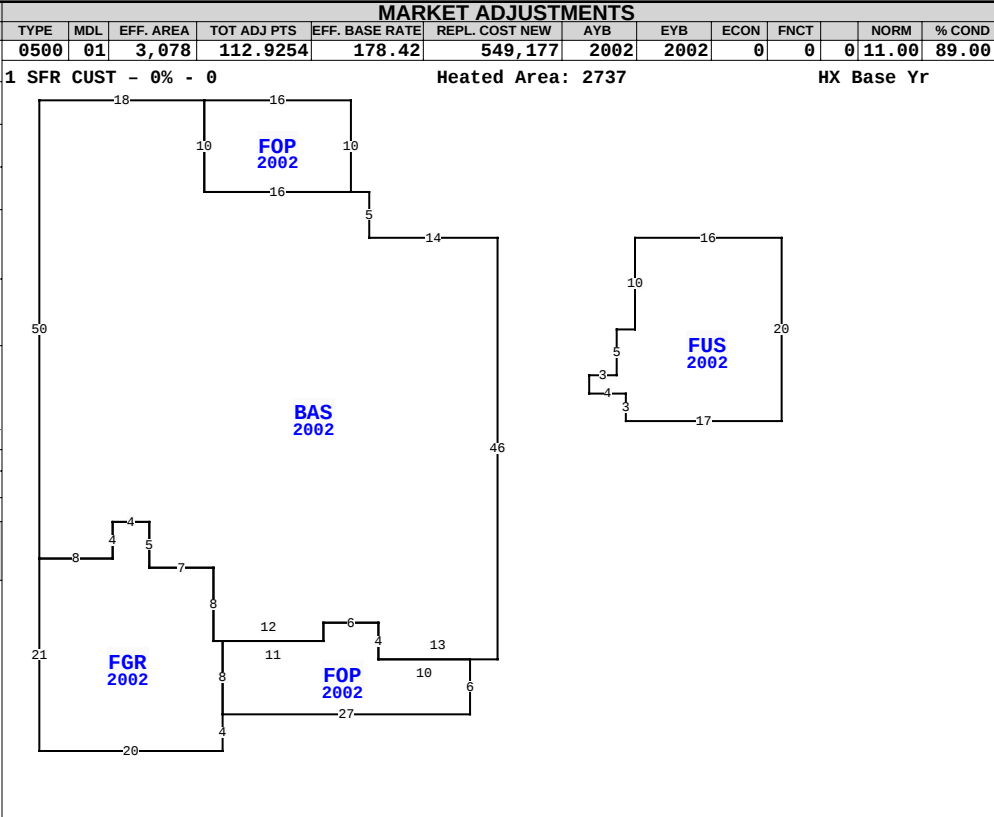
TOTALS	3,525			3,078	488,768
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EXTRA FEATURES

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0825	BRICK	0	0	0	0	568.00	SF	12.50	12.50	100	2002	2002	3	94	6,674	
3	0825	BRICK	0	0	0	0	83.00	SF	12.50	12.50	100	2002	2002	3	94	975	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							



95101 MACKINAS CIR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	10,624
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TOTAL OB/XF																	10,624
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		488,768
TOTAL MARKET OB/XF VALUE		10,624
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		849,392
SOH/AGL Deduction		136,126
ASSESSED VALUE		713,266
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		713,266
TOTAL JUST VALUE		849,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108973	NEW CONSTR	190,763	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/1917	10/21/2002	WD	Q	I		307,500

GRANTOR: COPPENBARGER HOMES INC

GRANTEE: UPTON BILLY C & LIS

0970/0556	2/09/2001	WD	U	V	09	225,000
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GRANTOR: HARRISON COVE INC

GRANTEE: COPPENBARGER HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 N5 W2 FOP=[YR=2002] N10 W16 S10 E16\$ W16
N10 W18 S50 FGR=[YR=2002] S21 E20 N4 FOP=[YR=2002] E27 N6 W10
N4 W6 S2 W11 S8\$ N8 W1 N8 W7 N5 W4 S4 W8\$ E8 N4 E4 S5 E7 S8
E12 N2 E6 S4 E13 N46\$ PTR=E15 FUS=[YR=2002] E16 S20 W17 N3 W4
N2 E3 N5 E2 N10\$ W15\$.