LOT 25
HARRISON COVE PB 6/197

RASMUSSEN JORN &/HARTZ THERESA
95062 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

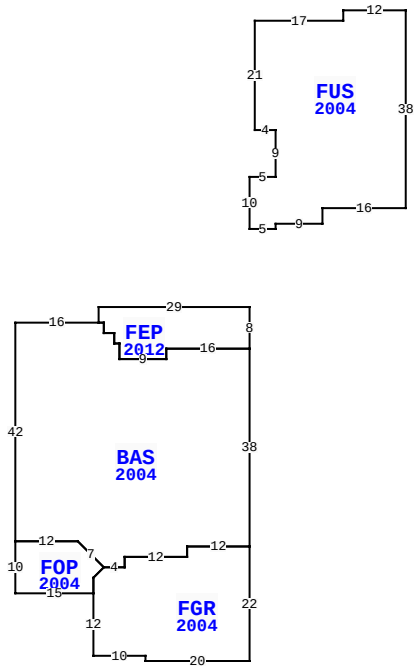
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,820	100	2004	1,820	221,676
FEP	238	80	2012	190	23,142
FGR	600	55	2004	330	40,194
FOP	150	30	2004	45	5,481
FUS	1,085	100	2004	1,085	132,153
TOTALS	3,893			3,470	422,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	3,470	110.1240	174.00	603,780	2004	2004	0	0	20	10.00	70.00

1 SFR CUST – 100% - 2021 Heated Area: 2905 HX Base Yr 2021



95062 MACKINAS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		422,646
TOTAL MARKET OB/XF VALUE		10,483
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		783,129
SOH/AGL Deduction		272,354
ASSESSED VALUE		510,775
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		460,053
TOTAL JUST VALUE		783,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		764,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412384	NEW CONSTR	325,000	02/01/2004
B0412256	FOUNDATION	9,500	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1639	2/21/2019	WD	Q	I	02	450,000
GRANTOR: CHESTER ROBIN GOWER						
GRANTEE: RASMUSSEN JORN & TH						
1548/1972	2/01/2008	WD	Q	I		569,000
GRANTOR: ADAMS JIMMIE L & JEAN						
GRANTEE: CHESTER ROBIN GOWER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W29 S3 BAS=[YR=2004] W16 S42 FOP=[YR=2004] S10 E15 FGR=[YR=2004] S12 E10 S1 E20 N22 W12 S2 W12 S2 W4 D2 L2 S3$ N3 U2 R2 U5 L5 W12$ E12 D5 R5 E4 N2 E12 N2 E12 N38 W16 S2W9 N3 W1 N2 W2 N2 W1$ E1 S2 E2S2 E1 S3 E9 N2 E16 N8$ PTR=N15FUS=[YR=2004] N10 E5 N9 W4 N21 E17 N2 E12 S38 W16 S3 W9 S1 W5$ S15$.

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	0810	CONCRETE A	0	100	0	0	651.00	SF	6.50	6.50	100	2004	2004	3	83	3,512	
3	0855	CONC PAVER	0	100	35	3	105.00	SF	10.00	10.00	100	2004	2004	3	83	872	
4	0830	FLAGSTONE	0	100	0	0	303.00	SF	12.00	12.00	100	2005	2005	3	84	3,054	

LAND DESCRIPTION

TOTAL OB/XF 10,483

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