LOT 27
HARRISON COVE PB 6/197

MCGOWAN JOSEPH M & KELLEY A
95034 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0027-0000

BUILDING CHARACTERISTICS

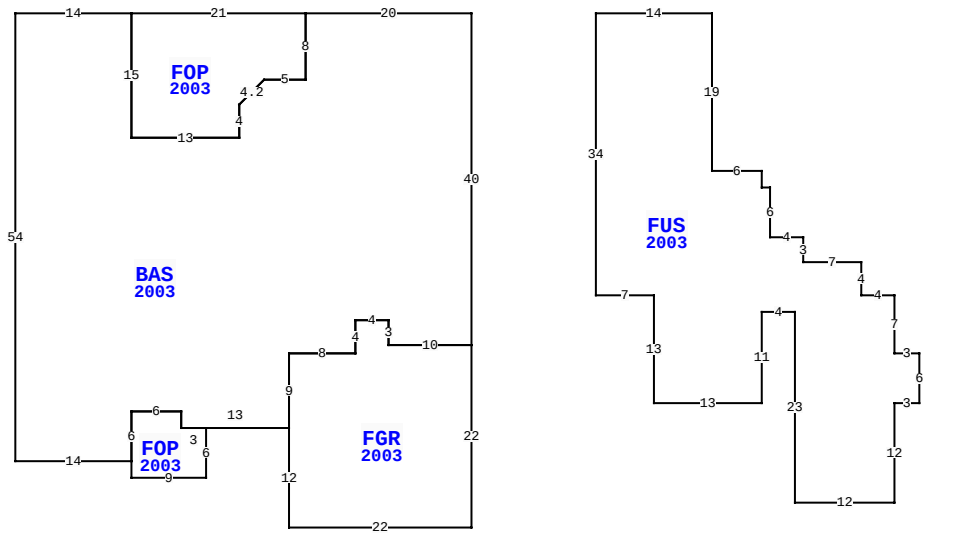
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,307	100	2003	2,307	329,867
FGR	488	55	2003	268	38,320
FOP	66	30	2003	20	2,860
FOP	264	30	2003	79	11,296
FUS	1,130	100	2003	1,130	161,573
TOTALS	4,255			3,804	543,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,804	101.1150	159.76	607,727	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2022 Heated Area: 3437 HX Base Yr 2022



95034 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		543,916
TOTAL MARKET OB/XF VALUE		7,367
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		901,283
SOH/AGL Deduction		174,183
ASSESSED VALUE		727,100
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		676,378
TOTAL JUST VALUE		901,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014519	XFOB	32,071	09/22/2022
B0210307	NEW CONSTR	238,974	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0833	12/13/2021	WD	Q	I	01	889,400
GRANTOR: SCOTT JEFFREY M & LYN						
GRANTEE: MCGOWAN JOSEPH M &						
1178/0305	10/06/2003	WD	Q	I		392,300
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: SCOTT JEFFREY M & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FOP=[YR=2003] W21 S15 E13 N4 U3 R3 E5 N8$ S8 W5 D3 L3 S4 W13 N15 W14 S54 E14 FOP=[YR=2003] S2 E9 N6 W3 N2 W6 S6$ N6 E6 S2 E13 FGR=[YR=2003] S12 E22 N22 W10 N3 W4 S4 W8 S9$ N9 E8 N4 E4 S3 E10 N40$ PTR=E15 FUS=[YR=2003] E14 S19 E6 S2 E1 S6 E4 S3 E7 S4 E4 S7 E3 S6 W3 S12 W12 N23 W4 S11 W13 N13 W7 N34$ 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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	607.00	SF	5.20	5.20	100	2003	2003	3	82	2,588	
3	0825	BRICK	0	100	0	0	149.00	SF	12.50	12.50	100	2003	2003	3	95	1,769	

LAND DESCRIPTION

TOTAL OB/XF 7,367

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