LOT 30
IN OR 1410/1728
HARRISON COVE PB 6/197

DEL PRETE LIVING TRUST/DEL PRETE FRANK JR TRUSTEE
95328 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

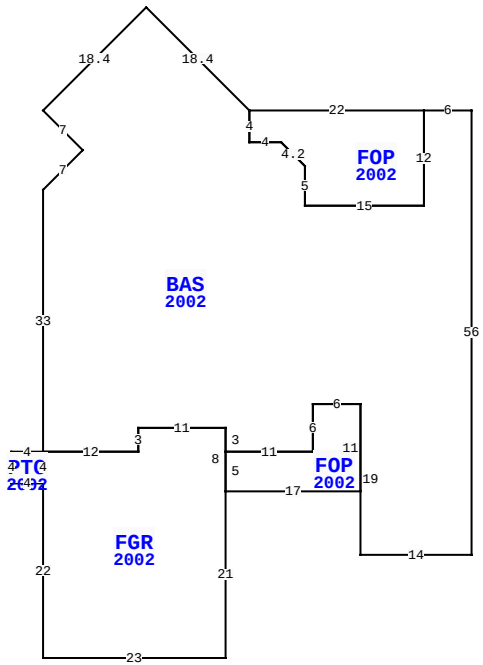
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,367	100	2002	2,367	383,646
FGR	631	55	2002	347	56,242
FOP	121	30	2002	36	5,835
FOP	213	30	2002	64	10,374
PTO	16	5	2002	1	162
TOTALS	3,348			2,815	456,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,815	114.8112	181.40	510,641	2002	2002	0	0	0	10.65	89.35

1 SFR CUST – 100% - 2003 Heated Area: 2367 HX Base Yr 2003



95328 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		456,258
TOTAL MARKET OB/XF VALUE		7,072
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		813,330
SOH/AGL Deduction		439,625
ASSESSED VALUE		373,705
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		317,983
TOTAL JUST VALUE		813,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209200	NEW CONSTR	215,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/1728	5/09/2006	WD	Q	I	01	100
GRANTOR: DEL PRETE FRANK JR &						
GRANTEE: DEL PRETE FRANK JR						
1067/1467	7/11/2002	WD	Q	I		274,200
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: DEL PRETE FRANK JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W6 FOP=[YR=2002] W22 S4 E4 R3 D3 S5 E15 N12 $ S12 W15 N5 U3 L3 W4 N4 U13 L13 L13 D13 R5 D5 D5 L5 S33 PTO=[YR=2002] W4 S4 E4 FGR=[YR=2002] S22E23 N21 FOP=[YR=2002] E17 N11 W6 S6 W11 S5$ N8 W11 S3 W12 S4 $ N4$ E12 N3 E11 S3 E11 N6 E6 S19 E14 N56 $.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	2002	2002	3	80	3,182	
3	0855	CONC PAVER	0	100	38	4	152.00	SF	7.00	7.00	100	2006	2006	3	86	915	

LAND DESCRIPTION

TOTAL OB/XF 7,072

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