

LOT 31
IN OR 1882/433
HARRISON COVE PB 6/197

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95310 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0031-0000



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		07	CORK/VTILE 60		
Interior Floo		11	CLAY TILE 40		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3 100		
Frame		02	WOOD FRAME 100		
Stories			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	2,248	100	2004	2,248	352,643
FGR	580	55	2004	319	50,042
FOP	185	30	2004	56	8,785
FSP	92	40	2004	37	5,804
FUS	790	100	2004	790	123,927
TOTALS	3,895			3,450	541,202

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,450	110.3172	174.30	601,335	2004	2004	0	0	0 10.00	90.00

1 SFR CUST - 100% - 2017

Heated Area: 3038

HX Base Yr 2017

The diagram shows a property layout with several distinct areas labeled in blue text: FGR 2004, FUS 2004, FOP 2004, FSP 2004, and BAS 2004. The boundaries are defined by lines with numerical dimensions. The overall shape is irregular, with a large central area (BAS 2004) and several smaller, more complex shapes (FGR 2004, FUS 2004, FOP 2004, FSP 2004) attached to its perimeter. The dimensions are as follows: FGR 2004 (top-left) has segments of 12, 8, 9, 22, 19, 3, 8, 3, 14, 12.4, 9.10, 30.5, 54, 5, 18.5, 19.5, 5, 18, 17, 4, 22, 22. FUS 2004 (top-right) has segments of 22, 22, 17, 18, 17, 4, 22. FOP 2004 (center) has segments of 9.2, 12.5, 8.7, 15, 10, 7, 7, 8.7, 1