LOT 32
HARRISON COVE PB 6/197

REV AGREEMENT TRUST OF ANN W MACDONALD/MACDONALD A
95216 MACKINAS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

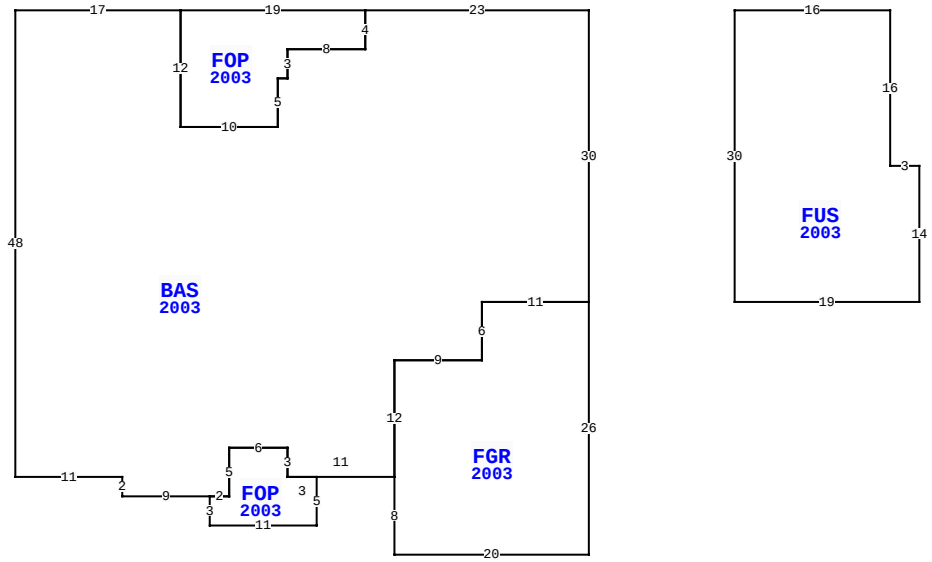
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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
NEIGHBORHOOD/LOC	3034.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2003	2,371	371,167
FGR	466	55	2003	256	40,075
FOP	69	30	2003	21	3,287
FOP	159	30	2003	48	7,514
FUS	522	100	2003	522	81,716
TOTALS	3,587			3,218	503,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,218	110.7036	174.91	562,860	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 0% - 2025 Heated Area: 2893 HX Base Yr



95216 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	503,760
TOTAL MARKET OB/XF VALUE	20,124
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	873,884
SOH/AGL Deduction	0
ASSESSED VALUE	873,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	873,884
TOTAL JUST VALUE	873,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	852,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413571	ADDITION	7,045	08/01/2004
B0210122	NEW CONSTR	225,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/591	11/13/2024	WD	Q	I	01	1,000,000
GRANTOR: BURTZ MICHAEL D & KAY						
GRANTEE: REV AGREEMENT TRUST						
2493/0831	8/27/2021	WD	Q	I	01	830,000
GRANTOR: EDWARDS BRIAN D & MAR						
GRANTEE: BURTZ MICHAEL D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FOP=[YR=2003] W19 S12 E10 N5 E1 N3 E8 N4$ S4 W8 S3 W1 S5 W10 N12 W17 S48 E11 S2 E9 FOP=[YR=2003] S3 E11 N5 W3 N3 W6 S5 W2$ E2 N5 E6 S3 E11 FGR=[YR=2003] S8 E20 N26 W11 S6 W9 S12$ N12 E9 N6 E11 N30$ PTR= E15 FUS=[YR=2003] E16 S16 E3 S14 W19 N30$ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	736.00	SF	5.20	5.20	100	2003	2003	3	82	3,138	
3	0855	CONC PAVER	0	0	0	0	84.00	SF	10.00	10.00	100	2003	2003	3	82	689	
4	1126	CB/STC 8"	0	0	0	0	96.00	SF	8.00	8.00	100	2003	2003	3	82	630	
5	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	2003	2003	3	82	373	
6	0861	POOL GUNIT	0	0	0	0	210.00	SF	85.00	85.00	100	2004	2004	3	32	5,712	
7	0845	KOOL DECK	0	0	0	0	637.00	SF	7.25	7.25	100	2004	2004	3	83	3,833	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
9	0910	SCRN RM L	0	0	0	0	803.00	SF	15.00	15.00	100	2004	2004	3	21	2,529	

LAND DESCRIPTION

TOTAL OB/XF 20,124

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	0		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