LOT 34 IN OR 1271/716
HARRISON COVE PB 6/197

LARSEN LYNDA
95184 MACKINAS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0283-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

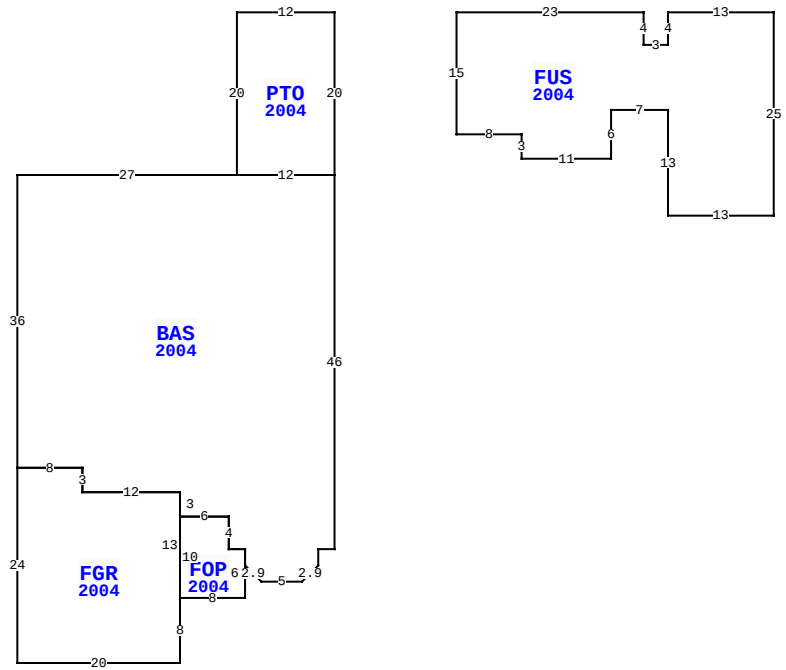
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,638	100	2004	1,638	265,599
FGR	444	55	2004	244	39,564
FOP	72	30	2004	22	3,568
FUS	715	100	2004	715	115,937
PTO	240	5	2004	12	1,946
TOTALS	3,109			2,631	426,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,631	113.4000	179.17	471,396	2004	2004	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2005 Heated Area: 2353 HX Base Yr 2005



95184 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		426,613
TOTAL MARKET OB/XF VALUE		7,313
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		783,926
SOH/AGL Deduction		425,270
ASSESSED VALUE		358,656
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		302,934
TOTAL JUST VALUE		783,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		764,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412416	NEW CONSTR	320,000	03/01/2004
B0412257	FOUNDATION	9,400	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0716	11/04/2004	WD	Q	I		387,800
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: LARSEN ERIK & LYNDA						
1035/1717	2/07/2002	WD	U	V	19	160,000
GRANTOR: HARRISON COVE INC						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W12 S20 BAS=[YR=2004] W27 S36 FGR=[YR=2004] S24 E20 N8 FOP=[YR=2004] E8 N6 W2 N4 W6 S10$ N13 W12 N3 W8$ E8 S3 E12 S3 E6 S4 E2 S2 D2 R2 E5 U2 R2 N2 E2 N46 W12$ E12 N20$ PTR=E15 FUS=[YR=2004] E23 S4 E3 N4 E13 S25 W13 N13 W7 S6 W11 N3 W8 N15$ 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	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	2004	2004	3	83	2,736	
2	0855	CONC PAVER	0	100	16	3	48.00	SF	10.00	10.00	100	2004	2004	3	83	398	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
4	0911	SCRN RM A	0	100	12	20	240.00	SF	17.50	17.50	100	2007	2007	3	27	1,134	

LAND DESCRIPTION

TOTAL OB/XF 7,313

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