

MACKAY JAMES L & LOUISE
8189 RESIDENCE COURT
FERNANDINA BEACH, FL 32034

00-00-30-0546-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	17	CB STUCCO 60			
Exterior Wall	10	ABOVE AVG 40			
Roof Structur	08	IRREGULAR 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 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 Stories	02	WOOD FRAME 100			
Units	2.	2. 100			
Occupancy	00	0 100			
		NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC		10003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	1999	1,891	333,171
FGR	465	55	1999	256	45,104
FOP	21	30	1999	6	1,057
FOP	594	30	1999	178	31,361
FUS	1,242	100	1999	1,242	218,825
TOTALS	4,213			3,573	629,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,573	121.7160	202.05	721,925	1999	1999	0	0	0	12.80	87.20

1 SFR CUST 0% - 0 Heated Area: 3133 HX Base Yr

40

30

7

11

15

8

15

4

11

4

35

19

4

21

20

19

3

7

14

7

3

10

3

6

41

17

6

3

65

9

7

12

21

BAS
1999

FOP
1999

FGR
1999

FUS
1999

FOP
1999

VALUATION BY

Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	629,519
TOTAL MARKET OB/XF VALUE	2,412
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,231,931
SOH/AGL Deduction	129,420
ASSESSED VALUE	1,102,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,102,511
TOTAL JUST VALUE	1,231,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,060,211

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0831	2/07/2005	WD	Q	I	01	100
GRANTOR: MACKAY JAMES L						
GRANTEE: MACKAY JAMES L & LO						
0972/1023	2/27/2001	WD	Q	I		542,900
GRANTOR: SUMMER BEACH DEVELOPM						
GRANTEE: MACKAY JAMES L						

BUILDING NOTES

BAS=[YR=1999] W40 S30 FOP=[YR=1999] S7 E15 S24 W15 S8 E11 S2 E4 S19 E4 FGR=[YR=1999] S1 E19 N2 E2 N21 W14 S2 W7 S20 \$ N35 E3 N9 W3 N9 E4 N8 E4 N3 W6 N3 W4 S4 W6 S3 W11 \$ E11 N3 E6 N4 E4 S3 E6 S3 W4 S8 W4 S9 E3 S9 W3 S15 E7 N2 E14 N68 \$ PTR= E15 FUS=[YR=1999] E21 S65 W6 S1 W3 FOP=[YR=1999] S3 W7 N3 E7 \$ W10 N1 W2 N41 E17 N3 W6 N2 W2 N7 W9 N12 \$ W15 \$.

EXTRA FEATURES

L N	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
3	1126	CB/STC 8"	0	0	0	0	413.00	SF	8.00	100	1999	1999	3	73	2,412	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	600,000.00	600,000.00	600,000							

TOTAL OB/XF

2,412

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 600,000

Market: 0

Agricultural: 0

Common: 600,000

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NASSAU COUNTY PROPERTY

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