

LOT 27  
CONSERVATION ESMT PT 1012/320  
SEASIDE PB 6/161

SCOTT MICHAEL D & SHERYL G  
508 CROSSWIND DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0027-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 70  |
| Exterior Wall            | 23 REINF CONC 30  |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 70      |
| Interior Floor           | 15 HARDTILE 30    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 5 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 1.5 100       |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1080.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,400            | 100         | 2,400        | 362,432              |
| FGR       | 418              | 55          | 230          | 34,733               |
| FOP       | 96               | 30          | 29           | 4,379                |
| FSP       | 336              | 40          | 134          | 20,236               |
| FST       | 56               | 55          | 31           | 4,682                |
| FUS       | 440              | 100         | 440          | 66,446               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,746 | 3,264 | 492,908 |
|--------|-------|-------|---------|

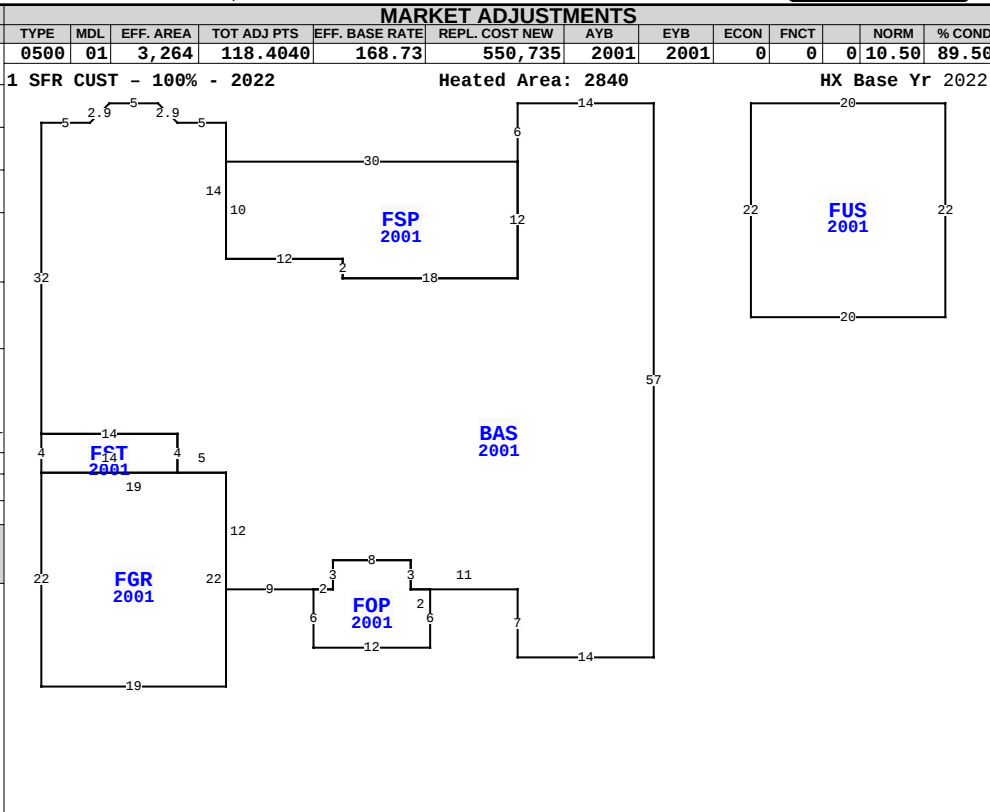
|                |  |
|----------------|--|
| EXTRA FEATURES |  |
|----------------|--|

| 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 |
|-----|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2001    | 2001        | 3 | 86     | 3,010           |       |
| 2   | 0819       | CONC 12"    | 0 100   | 4  | 5  | 20.00  | SF | 9.50     | 9.50           | 100       | 2001    | 2001        | 3 | 82     | 156             |       |
| 3   | 1242       | WD DECK A   | 0 100   | 8  | 4  | 32.00  | SF | 15.00    | 15.00          | 100       | 2001    | 2001        | 3 | 20     | 96              |       |
| 4   | 1242       | WD DECK A   | 0 100   | 6  | 4  | 24.00  | SF | 10.00    | 10.00          | 100       | 2001    | 2001        | 3 | 20     | 48              |       |
| 5   | 0810       | CONCRETE A  | 0 100   | 6  | 3  | 18.00  | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 82     | 96              |       |
| 6   | 0810       | CONCRETE A  | 0 100   | 21 | 4  | 84.00  | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 82     | 448             |       |
| 7   | 0810       | CONCRETE A  | 0 100   | 33 | 15 | 495.00 | SF | 6.50     | 6.50           | 100       | 2001    | 2001        | 3 | 82     | 2,638           |       |
| 10  | 0940       | SHEDS/PORT  | 0 100   | 8  | 10 | 80.00  | SF | 45.00    | 45.00          | 100       | 2002    | 2002        | 3 | 21     | 756             |       |

|                  |  |
|------------------|--|
| LAND DESCRIPTION |  |
|------------------|--|

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 100 |     | R-1A     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 225,000    |                             |      |         |      |     |    |        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 07/02/2018 | BY | DJX |
|-------------|------------|----|-----|



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 08/01/2023 |
| INC DATE |  | AG DATE   | MLU        |

|                                    |
|------------------------------------|
| 508 CROSSWIND DR, FERNANDINA BEACH |
|------------------------------------|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 | 2 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|---|
| VALUATION SUMMARY      |  |  |  |  |  |  |  |  |  | STANDARD    |   |

|                           |              |  |  |  |  |  |  |  |  |  |
|---------------------------|--------------|--|--|--|--|--|--|--|--|--|
| VALUATION BY              | STANDARD     |  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 492,908      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 7,248        |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 225,000      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 725,156      |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 111,482      |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 613,674      |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 563,674      |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 725,156      |  |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0            |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 595,800      |  |  |  |  |  |  |  |  |  |

|            |             |         |            |
|------------|-------------|---------|------------|
| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
| 020249     | XFOB        | 2,000   | 02/14/2002 |
| 2003081    | NEW CONSTR  | 275,000 | 05/25/2000 |

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|------------|-------------|---------|------------|
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| 2003081    | NEW CONSTR  | 275,000 | 05/25/2000 |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

| SALES DATA           |           |              |        |        |           |               |
|----------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2465/0256            | 5/25/2021 | WD           | Q      | I      | 02        | 665,000       |

|                              |
|------------------------------|
| GRANTOR: MCKIM RODNEY        |
| GRANTEE: RODNEY J MCKIM LIVI |

|                |
|----------------|
| BUILDING NOTES |
|----------------|

|                     |
|---------------------|
| BUILDING DIMENSIONS |
|---------------------|

BAS=[YR=2001] W14 S6 FSP=[YR=2001] W30 S10 E12 S2 E18 N12 \$ S12 W18 N2 W12 N14 W5 U2 L2 W5 D2 L2 W5 S32 FST=[YR=2001] S4 FGR=[YR=2001] S22 E19 N22 W19 \$ E14 N4 W14 \$ E14 S4 E5 S12 E9 FOP=[YR=2001] S6 E12 N6 W2 N3 W8 S3 W2 \$ E2 N3 E8 S3 E11 S7 E14 N57 \$ PTR= E10 FUS=[YR=2001] E20 S22 W20 N22 \$ W10 \$ .