

SIRBAUGH ALAN G & LAURA J
504 CROSSWIND DR
FERNANDINA BEACH, FL 32034

00-00-31-1679-0029-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall23REINF CONC 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo15HARDTILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100

1. 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1080.00

TOTALS3,1722,859444,515

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200020003852,975

20819CONC 12"01004624.00SF9.509.5010020002000380182

30810CONCRETE A01003727999.00SF6.506.50100200020003805,195

40810CONCRETE A010015460.00SF6.506.5010020002000380312

51242WD DECK A01004416.00SF15.0015.001002000200032048

61242WD DECK A01005525.00SF10.0010.001002000200032050

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFRSFR100R-1A0.000.001.00LT1.001.001.00225,000.00225,000.00225,000

REVIEW DATE07/02/2018BYDJXTotal Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% COND

0500012,859121.9086173.72496,665200020010010.5089.50

SFR CUST - 100% - 2016Heated Area: 2496HX Base Yr 2016

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE08/01/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE444,515

TOTAL MARKET OB/XF VALUE8,762

TOTAL LAND VALUE - MARKET225,000

TOTAL MARKET VALUE678,277

SOH/AGL Deduction269,972

ASSESSED VALUE408,305

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE358,305

TOTAL JUST VALUE678,277

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE558,052

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

2004/02959/18/2015WDQI01470,000

GRANTOR:NIEDERNHOFER TRUST

GRANTEE:SIRBAUGH ALAN G & L

1993/04807/15/2015SWUI11100

GRANTOR:NIEDERNHOFER GAIL D

GRANTEE:NIEDERNHOFER TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 BAS=[YR=2005] W31 S8 E2 S2 E29 N10 \$ S10 W29 N2 W2 N8 W15 S44 E12 S6 E12 N6 FOP=[YR=2000] E6 FGR=[YR=2000] S14 E10 S2 E20 N22 W30 S6 \$ N6 W6 S6 \$ N6 E36 N38 \$.