

LOT 32
IN OR 1069/81
SEASIDE PB 6/161

RUSS CHARLENE
498 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,324	100	2,324	368,582
FGR	602	55	331	52,496
FOP	152	30	46	7,295
FOP	216	30	65	10,309
FUS	385	100	385	61,061

TOTALS	3,679		3,151	499,742
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	100	2002
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2002
3	0810	CONCRETE A	0	100	0	0	1,370.00	SF	6.50	100	2002
4	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	100	2002
6	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT	1.00

REVIEW DATE	07/02/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,151	123.6664	176.22	555,269	2002	2002	0	0	0	10.00
1 SFR CUST - 100% - 2003											
Heated Area: 2709											
HX Base Yr 2003											

498 CROSSWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
10,880											

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10,880											

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		499,742	
TOTAL MARKET OB/XF VALUE		10,880	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		735,622	
SOH/AGL Deduction		357,345	
ASSESSED VALUE		378,277	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		323,277	
TOTAL JUST VALUE		735,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		603,227	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121818	H/AC	3,514	09/04/2012
20062044	DEMOLITION	0	09/01/2006
20021940	XFOB	2,000	11/13/2002
20012471	NEW CONSTR	188,257	11/12/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1069/0081	7/17/2002	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					
GRANTEE: RUSS CLIFFORD JR &					
1009/1120	9/26/2001	WD	U	V	19
GRANTOR: SEASIDE JOINT VENTURE					
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W14 FOP=[YR=2002] W23 D8 R8 E15N8S8W15 U8 L8 W4N4W21 S45 FGR=[YR=2002] S26 E22N23 FOP=[YR=2002] E36 N6 W36 S6 \$ N6 W10 S3 W12 \$ E12 N3 E50 N38\$ PTR= E15 FUS=[YR=2002] E15 S21 W22 N10 E7 N11 \$ W15 \$.											