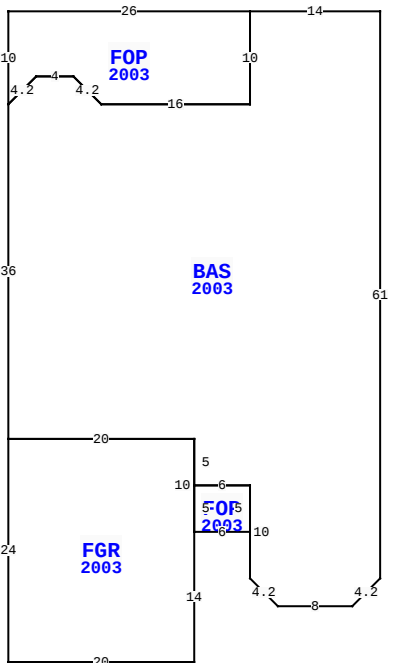


DAWKINS MAURICE & MELODY L
492 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 70										0500 01 2,219 122.8920 175.12 388,591 2003 2003 0 0 0 9.50 90.50										VALUATION BY STANDARD									
Exterior Wall 23 REINF CONC 30										1 SFR CUST - 100% - 2004 Heated Area: 1874 HX Base Yr 2004										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 351,675									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 8,562									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 225,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 585,237									
Interior Floo 15 HARDTILE 30																				SOH/AGL Deduction 283,913									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 301,324									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 251,324									
Bathrooms 2 100																				TOTAL JUST VALUE 585,237									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 484,126																			
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 1,874 100 1,874 296,998																													
FGR 480 55 264 41,840																													
FOP 30 30 9 1,426																													
FOP 239 30 72 11,411																													
TOTALS 2,623 2,219 351,675																													
EXTRA FEATURES										492 CROSSWIND DR, FERNANDINA BEACH																			
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										BLD DATE LGL DATE 08/01/2023 MLU																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 88 3,080																													
2 0819 CONC 12" 0 100 4 6 24.00 SF 9.50 9.50 100 2003 2003 3 84 192																													
3 0810 CONCRETE A 0 100 20 4 80.00 SF 6.50 6.50 100 2003 2003 3 84 437																													
4 0810 CONCRETE A 0 100 51 17 867.00 SF 6.50 6.50 100 2003 2003 3 84 4,734																													
5 1242 WD DECK A 0 100 4 4 16.00 SF 15.00 15.00 100 2003 2003 3 22 53																													
6 1242 WD DECK A 0 100 6 5 30.00 SF 10.00 10.00 100 2003 2003 3 22 66																													
LAND DESCRIPTION										TOTAL OB/XF 8,562																			
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 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										Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																			