



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		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 80		0500	01	3,213	115.0644	163.97	526,836	2001	2001		0	0	10.50	89.50	VALUATION BY		STANDARD														
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 0% - 0										Heated Area: 2844										Tax Group: 2									
Roof Structur		08	IRREGULAR 100												HX Base Yr										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE									
Interior Floo		14	CARPET 90																						TOTAL LAND VALUE - MARKET									
Interior Floo		15	HARDTILE 10																						TOTAL MARKET VALUE									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE									
Bedrooms			5 100																						TOTAL EXEMPTION VALUE									
Bathrooms			3.5 100																						BASE TAXABLE VALUE									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE									
Stories		1.5	1.5 100																						NCON VALUE									
Units			0 100																						INCOME VALUE									
Occupancy		00	NONE 100																						PREVIOUS YEAR MKT VALUE									
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	2,404	100	2,404	352,795																														
FGR	418	55	230	33,753																														
FOP	82	30	25	3,669																														
FOP	276	30	83	12,181																														
FST	56	55	31	4,549																														
FUS	440	100	440	64,572																														
TOTALS		3,676		3,213	471,518																													
EXTRA FEATURES					490 CROSSWIND DR, FERNANDINA BEACH										08/01/2023 MLU																			
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																		
2	0819	CONC 12"	0	0	3	4	12.00	SF	9.50	9.50	100	2001	2001	3	82	93																		
3	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2001	2001	3	82	432																		
4	0810	CONCRETE A	0	0	46	16	736.00	SF	6.50	6.50	100	2001	2001	3	82	3,923																		
5	1242	WD DECK A	0	0	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84																		
6	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2001	2001	3	20	40																		
7	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2001	2001	3	82	85																		
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