



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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

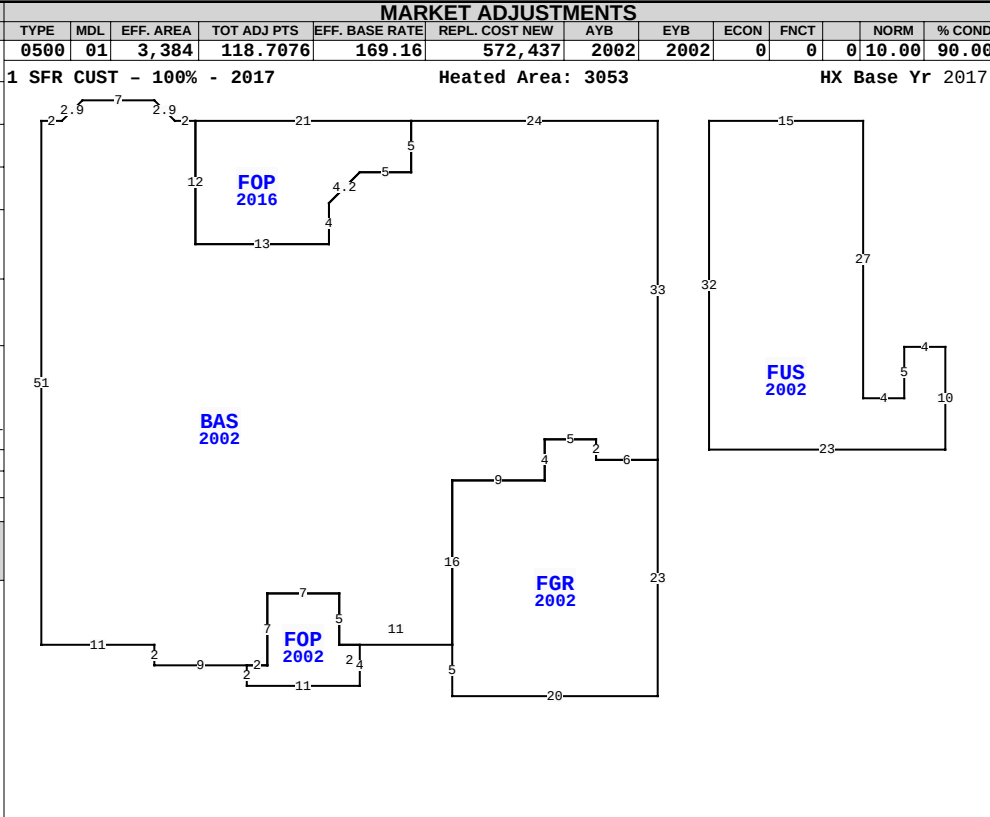
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	382,589
FGR	452	55	249	37,909
FOP	75	30	22	3,350
FOP	201	30	60	9,135
FUS	540	100	540	82,211

TOTALS	3,781		3,384	515,193
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	621.00	SF	10.00	10.00
3	0810	CONCRETE A	0	100	46	736.00	SF	6.50	6.50
4	1242	WD DECK A	0	100	7	35.00	SF	15.00	15.00
5	1242	WD DECK A	0	100	5	20.00	SF	10.00	10.00
6	1242	WD DECK A	0	100	3	12.00	SF	10.00	10.00
7	1242	WD DECK A	0	100	12	516.00	SF	12.50	12.50
8	0911	SCRN RM A	0	100	12	516.00	SF	17.50	17.50

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



480 CROSSWIND DR, FERNANDINA BEACH

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0	100	0	621.00	SF	10.00	10.00
3	0810	CONCRETE A	0	100	46	736.00	SF	6.50	6.50
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5	1242	WD DECK A	0	100	5	20.00	SF	10.00	10.00
6	1242	WD DECK A	0	100	3	12.00	SF	10.00	10.00
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REVIEW DATE 06/04/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	515,193								
TOTAL MARKET OB/XF VALUE	25,291								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	765,484								
SOH/AGL Deduction	297,689								
ASSESSED VALUE	467,795								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	412,795								
TOTAL JUST VALUE	765,484								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	575,113								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200132	SCRNENCL	7,804	03/25/2020
20162572	SCRNENCL	11,784	09/21/2016
20162179	DECK	11,784	08/09/2016
20080816	H/AC	2,700	05/13/2008
20020644	NEW CONSTR	202,351	04/13/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2041/1333	4/20/2016	WD	Q	I	01	410,000	
GRANTOR: WINNER CARL W & CAROL							
GRANTEE: SIDMAN HOWARD B & S							
1093/1848	11/12/2002	WD	Q	I		326,100	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: WINNER CARL W & CAR							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W24 FOP=[YR=2016] W21 S12 E13 N4 R3 U3 E5 N5 \$ S5 W5 D3 L3 S4 W13 N12 W2 U2 L2 W7 L2 D2 W2S51 E11 S2 E9 FOP=[YR=2002] S2 E11 N4 W2 N5 W7 S7 W2 \$ E2 N7 E7 S5 E11 FGR=[YR=2002] S5 E20 N23 W6 N2 W5 S4 W9 S16 \$ N16 E9 N4 E5S2 E6 N33 \$ PTR= E5 FUS=[YR=2002] E15 S27 E4 N5 E4 S10 W23 N32 \$ W5 \$.									

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