LOT 45 IN OR 1102/1979
SEASIDE PB 6/161

CMIELEWSKI JOYCE
485 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

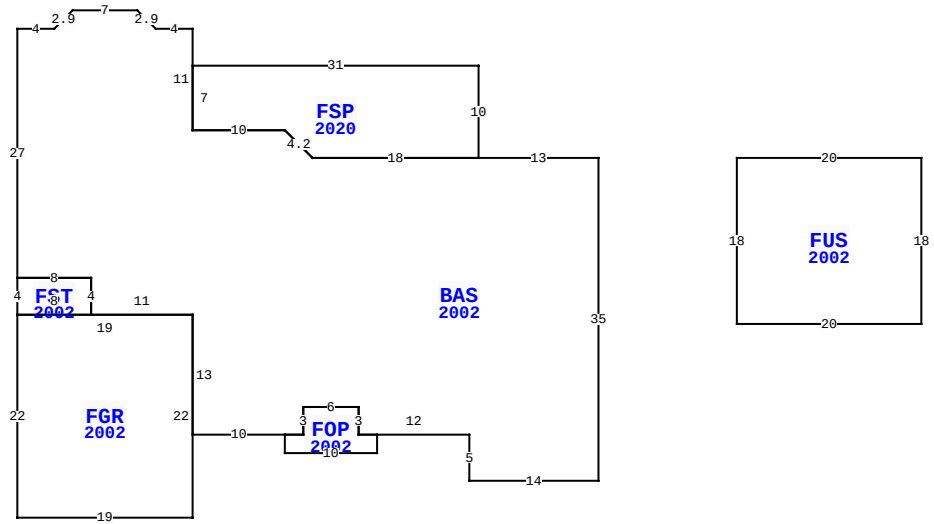
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,982	100	1,982	326,935
FGR	418	55	230	37,939
FOP	38	30	11	1,814
FSP	276	40	110	18,145
FST	32	55	18	2,969
FUS	360	100	360	59,383
TOTALS	3,106		2,711	447,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,711	128.6208	183.28	496,872	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2003 Heated Area: 2342 HX Base Yr 2003



485 CROSSWIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		447,185
TOTAL MARKET OB/XF VALUE		8,850
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		681,035
SOH/AGL Deduction		333,132
ASSESSED VALUE		347,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		297,903
TOTAL JUST VALUE		681,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200190	REMODEL	4,217	04/13/2020
20012055	NEW CONSTR	291,000	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/1979	12/23/2002	WD	Q	I		295,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: CMIELEWSKI JOYCE						
0928/1195	4/14/2000	WD	U	V	09	320,600
GRANTOR: SEASIDE JOINT VENTURE						
GRANTEE: PANITZ HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2020] N10 W31 S7 E10 D3 R3 E18 $ W18 U3 L3 W10 N11W4 U2 L2 W7 D2 L2 W4 S27 FST=[YR=2002] S4FGR=[YR=2002] S22 E19 N22 W19 $ E8 N4 W8 $ E8 S4 E11 S13 E10 FOP=[YR=2002] S2 E10 N2 W2 N3 W6 S3W2 $ E2 N3 E6 S3 E12 S5 E14 N35 $ PTR= E15 FUS=[YR=2002] E20 S18 W20 N18 $ W15 $.

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	2002	2002	3	83	118	
3	0855	CONC PAVER	0	100	0	0	93.00	SF	7.00	7.00	100	2014	2014	3	95	618	
4	0855	CONC PAVER	0	100	0	0	736.00	SF	7.00	7.00	100	2014	2014	3	95	4,894	
5	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2002	2002	3	83	65	
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	21	76	
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2002	2002	3	21	34	

LAND DESCRIPTION

TOTAL OB/XF 8,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 06/04/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS