LOT 46
SEASIDE PB 6/161

CORREA RAUL & AMELIA REV TRUST/CORREA RAUL N TRUST
6050 NW 60TH AVE
PARKLAND, FL 33067

2023

00-00-31-1679-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

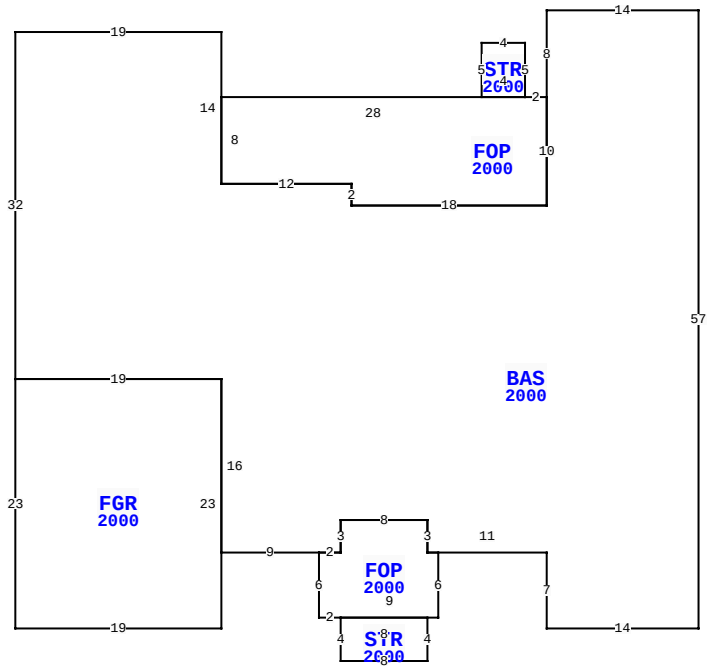
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,366	100	2,366	368,842
FGR	437	55	240	37,414
FOP	90	30	27	4,209
FOP	276	30	83	12,939
STR	20	10	2	312
STR	32	10	3	467
TOTALS	3,221		2,721	424,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,721	122.9184	175.16	476,610	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 2366 HX Base Yr



487 CROSSWIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	424,183
TOTAL MARKET OB/XF VALUE	29,528
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	678,711
SOH/AGL Deduction	108,855
ASSESSED VALUE	569,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	569,856
TOTAL JUST VALUE	678,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	559,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041201	XFOB	8,000	06/29/2004
2003422	XFOB	2,000	07/06/2000
2002592	SWIM POOL	20,000	03/29/2000
2001941	NEW CONSTR	152,882	01/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1118	7/30/2020	QC	U	I	11	100
GRANTOR: CORREA RAUL & AMELIA						
GRANTEE: CORREA RAUL & AMELI						
1651/1039	11/20/2009	WD	Q	I	01	357,500
GRANTOR: LONGENECKER ALLEN V &						
GRANTEE: CORREA RAUL & AMELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 S8 FOP=[YR=2000] W2 STR=[YR=2000] N5W4S5E4$W28 S8 E12 S2 E18 N10 $ S10 W18 N2W12 N14 W19 S32 FGR=[YR=2000] S23 E19 N23 W19 $ E19 S16 E9 FOP=[YR=2000] S6 E2 STR=[YR=2000] S4E8N4 W8$E9 N6 W1 N3 W8 S3W2 $ E2 N3E8 S3 E11 S7 E14 N57 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	0	43	16	688.00	SF	6.50	6.50	100	2000	2000	3	80	3,578	
3	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2000	2000	3	80	416	
4	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
6	0861	POOL GUNIT	0	0	28	16	448.00	SF	85.00	85.00	100	2000	2000	3	27	10,282	
7	0845	KOOL DECK	0	0	0	0	648.00	SF	14.50	14.50	100	2003	2003	3	84	7,893	
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
11	0910	SCRN RM L	0	0	30	36	1,080.00	SF	15.00	15.00	100	2004	2004	3	24	3,888	

LAND DESCRIPTION

TOTAL OB/XF 29,528

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	0		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