

LOT 47 IN OR 1140/1388
SEASIDE PB 6/161

FERRY JOHN & CARYL
489 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 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	2,472	100	2,472	389,959
BAS	201	100	201	31,708
FGR	480	55	264	41,646
FOP	53	30	16	2,524

TOTALS 3,206 2,953 465,837

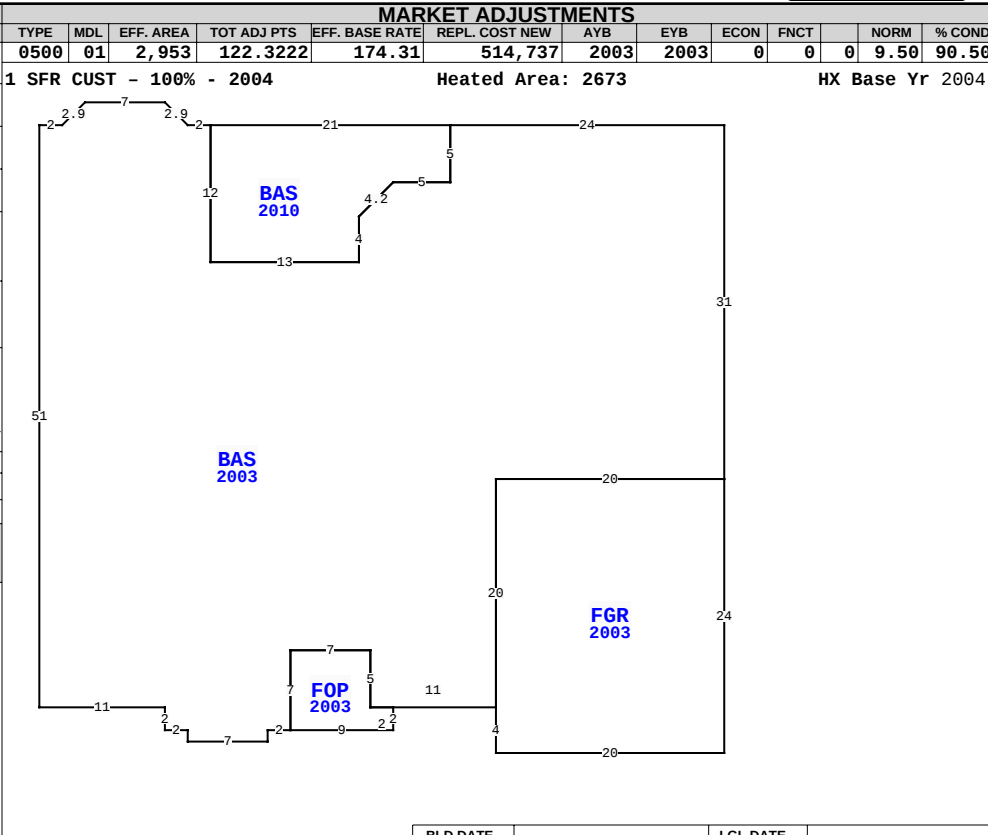
EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
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	0835	QUARY TILE	0	100	5	8	40.00	SF	20.00	20.00	100	2009	2009	3	91	728	
3	0835	QUARY TILE	0	100	10	8	80.00	SF	15.00	15.00	100	2009	2009	3	91	1,092	
4	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2014	2014	3	95	279	
5	0855	CONC PAVER	0	100	0	0	672.00	SF	7.00	7.00	100	2014	2014	3	95	4,469	
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2003	2003	3	22	53	
8	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	100	2003	2003	3	36	215	
9	1244	WD DECK EX	0	100	22	13	286.00	SF	18.50	18.50	100	2008	2008	3	56	2,963	
10	1241	WD DECK G	0	100	4	7	28.00	UT	11.50	11.50	100	2008	2008	3	56	180	
11	0911	SCRN RM A	0	100	22	13	286.00	SF	21.88	21.88	100	2010	2010	3	50	3,128	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	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



489 CROSSWIND DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/IF 16,187

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		465,837
TOTAL MARKET OB/IF VALUE		16,187
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		707,024
SOH/AGL Deduction		322,131
ASSESSED VALUE		384,893
TOTAL EXEMPTION VALUE	HX HB VX VP	318,914
BASE TAXABLE VALUE		65,979
TOTAL JUST VALUE		707,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100620	XFOB	4,050	04/16/2010
20100562	REMODEL	300	04/06/2010
20100453	ADDITION	14,000	03/16/2010
20080882	XFOB	4,500	05/23/2008
012383	NEW CONSTR	280,000	10/30/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1140/1388	5/28/2003	WD	Q	I	
					289,600
GRANTOR: BEAZER HOMES CORP					
GRANTEE: FERRY JOHN & CARYL					
0999/0357	7/24/2001	WD	U	V	19
					137,500
GRANTOR: SEASIDE JOINT VENTURE					
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W24 BAS=[YR=2010] W21 S12 E13 N4 R3 U3 E5N5\$
S5W5 D3 L3 S4 W13 N12 W2 U2 L2 W7 D2 L2 W2 S51 E11S2 E2 S1
E7 N1 E2 FOP=[YR=2003] E9 N2 W2 N5 W7 S7 \$ N7 E7 S5 E11
FGR=[YR=2003] S4 E20 N24 W20 S20 \$ N20 E20 N31 \$.

PRINTED 08/02/2023 BY SYS