

LOT 48
SEASIDE PB 6/161

PARCHINSKI ANTHONY JR/PARCHINSKI HAVEN C
491 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0048-0000



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	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 80	0500	01	2,288	124.2934	177.12	405,251	2001	2001	0	0	10.50	89.50	VALUATION SUMMARY										
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2005													Heated Area: 1991									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2005									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
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	1,991	100	1,991	315,618																					
FGR	435	55	239	37,887																					
FOP	42	30	13	2,061																					
FSP	112	40	45	7,133																					
TOTALS	2,580		2,288	362,700																					
EXTRA FEATURES					491 CROSSWIND DR, FERNANDINA BEACH																				
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010									
2	0819	CONC 12"	0	100	3	9	27.00	SF	9.50	9.50	100	2001	2001	3	82	210									
3	0855	CONC PAVER	0	100	0	0	1,040.00	SF	7.00	7.00	100	2014	2014	3	95	6,916									
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48									
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32									
6	0851	PATIO STON	0	100	7	3	21.00	SF	1.50	1.50	100	2001	2001	3	82	26									
7	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	2001	2001	3	20	448									
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522									
11	0476	VF 6 SBPL	0	100	0	0	213.00	LF	32.00	32.00	100	2013	2013	3	87	5,930									
TOTAL OB/XF 17,142																									
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								
1	000100	C	SFR	100	0003	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																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2310/0446	10/01/2017	QC	U	I	11	100

GRANTOR: PARCHINSKI ANTHONY JR
GRANTEE: PARCHINSKI ANTHONY
1226/1765 4/30/2004 WD Q I 306,000
GRANTOR: WILLIAMS GILBERT & DE
GRANTEE: PARCHINSKI ANTHONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FSP=[YR=2001] W14 S8 E14 N8 \$ S8 W14 N8 W3 U2 L2 W7 L2 D2 W3S44 E10FOP=[YR=2001] S3 E8N3 U3 L2 W4 L2 D3 \$ U3 R2 E4 R2 D3 E10 FGR=[YR=2001] S24 E19 N21 W7 N3 W12\$ E12 S3 E7 N6 R2 U2 N5 U2 L2 N32 \$.