

LOT 51 IN OR 1074/1768
SEASIDE PB 6/161

SCOTT DAVID N & LINDA
497 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0051-0000



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 Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1,988	100	1,988	307,100
FGR	546	55	300	46,343
FOP	80	30	24	3,707
FOP	161	30	48	7,415
FST	15	55	8	1,236
FUS	383	100	383	59,165
PTO	72	5	4	618
TOTALS	3,245		2,755	425,584

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2001
2	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	100	2001
3	0810	CONCRETE A	0	100	75	16	1,200.00	SF	6.50	100	2001
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	100	2001
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	100	2001
6	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	100	2001

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,755	121.1232	172.60	475,513	2001	2001	0	0	10.50	89.50
1 SFR CUST - 100% - 2013 Heated Area: 2371 HX Base Yr 2013											
497 CROSSWIND DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
08/01/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		425,584	
TOTAL MARKET OB/XF VALUE		9,765	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		660,349	
SOH/AGL Deduction		309,415	
ASSESSED VALUE		350,934	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		300,934	
TOTAL JUST VALUE		660,349	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010136	NEW CONSTR	285,124	01/30/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1074/1768	8/14/2002	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					SALE PRICE
GRANTEE: SCOTT DAVID N & LIN					270,000
0963/1247	12/22/2000	WD	U	V	09
GRANTOR: SEASIDE JOINT VENTURE					100
GRANTEE: PANITZ HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W2 U2 L2 W5 D2 L2 W15 PTO=[YR=2001] U3 L3 W21 L3 D3 E27\$ FOP=[YR=2001] W27 D7 R4 E19 R4 U7 \$ D7 L4 W19 L4 U7 W11 S35 E3 S2 E5 N4 E4 FOP=[YR=2001] S4 E11 N4 L2 U4 W7 D4 L2 \$ R2 U4 E7 D4 R2 E19 S6 FGR=[YR=2001] S21 E22 N27 W11 FST=[YR=2001] N5 W3 S5 E3 \$ W3 S6 W8 \$ E8 N11 E3 S5 E11 N33 \$ PTR= E15 FUS=[YR=2001] E3 N7 E4 S7 E11 S6 W5 S19 W13 N25 \$ W15 \$.											