

LOT 56
IN OR 1939/308
SEASIDE PB 6/161

LOMOND SCOTT S & KELLIE-LOMOND JULIE
512 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	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

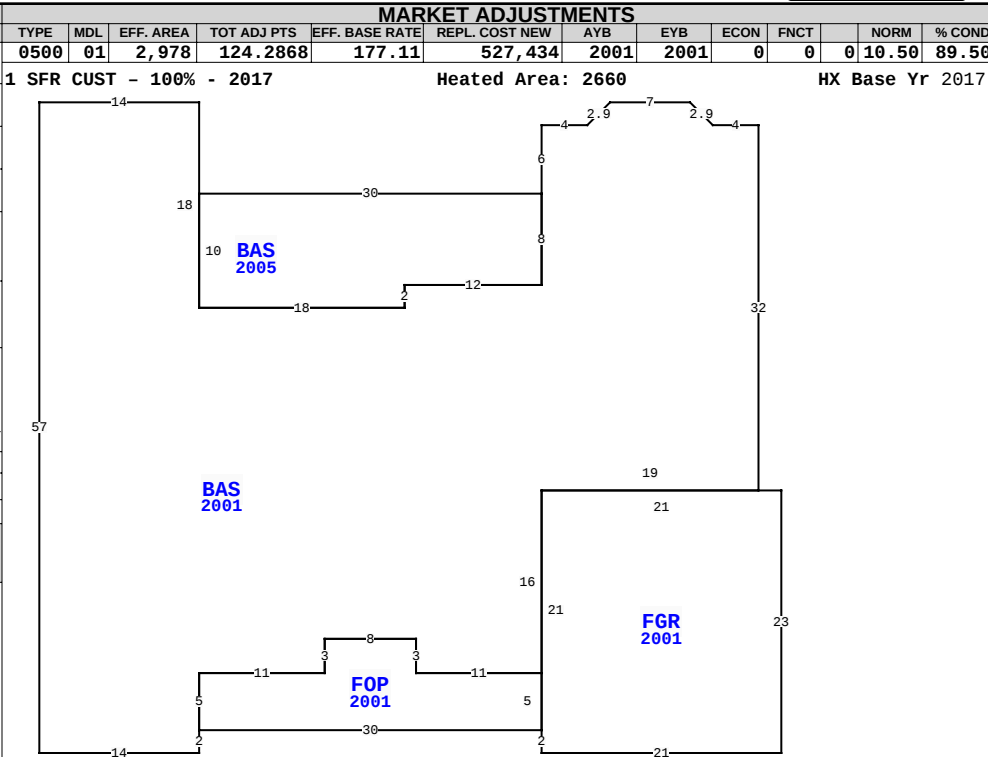
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2,384	377,896
BAS	276	100	276	43,749
FGR	483	55	266	42,164
FOP	174	30	52	8,243

TOTALS	3,317		2,978	472,053
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0819	CONC 12"	0	100	3	18.00	SF	9.50	
3	1242	WD DECK A	0	100	7	28.00	SF	10.00	
4	1242	WD DECK A	0	100	4	16.00	SF	15.00	
5	0810	CONCRETE A	0	100	54	216.00	SF	6.50	
6	0810	CONCRETE A	0	100	34	864.00	SF	6.50	
7	0810	CONCRETE A	0	100	0	312.00	SF	6.50	
8	0861	POOL GUNIT	0	100	0	392.00	SF	85.00	
9	0855	CONC PAVER	0	100	0	654.00	SF	10.00	

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



512 CROSSWIND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,978	124.2868	177.11	527,434	2001	2001	0	0	10.50	89.50

1 SFR CUST - 100% - 2017

Heated Area: 2660

HX Base Yr 2017

The floor plan diagram illustrates the layout of three distinct areas within a larger footprint. The areas are labeled as follows:

- BAS 2005**: A rectangular area in the upper left, with dimensions 14, 18, 10, and 18.
- BAS 2001**: A large rectangular area in the lower left, with dimensions 57, 14, 2, 30, 11, 5, 11, 3, 8, 3, 11, 5, 2, 14, and 2.
- FGR 2001**: A rectangular area in the lower right, with dimensions 19, 21, 16, 21, 23, 21, 2, 21, 19, and 32.

The diagram also shows various connecting lines and dimensions between these areas, such as a 30-unit horizontal line between BAS 2005 and BAS 2001, and a 12-unit horizontal line between BAS 2005 and FGR 2001.

512 CROSSWIND DR, FERNANDINA BEACH										BLD DATE		LGL DATE		08/01/2023		MLU							
										XF DATE		LAND DATE											
										INC DATE		AG DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010														
18.00	SF	9.50	9.50	100	2001	2001	3	82	140														
28.00	SF	10.00	10.00	100	2001	2001	3	20	56														
16.00	SF	15.00	15.00	100	2001	2001	3	20	48														
216.00	SF	6.50	6.50	100	2001	2001	3	82	1,151														
864.00	SF	6.50	6.50	100	2001	2001	3	82	4,605														
312.00	SF	6.50	6.50	100	2003	2003	3	84	1,704														
392.00	SF	85.00	85.00	100	2015	2015	3	81	26,989														
654.00	SF	10.00	10.00	100	2015	2015	3	96	6,278														

TOTAL OB/XF										43,981							
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		472,053
TOTAL MARKET OB/XF VALUE		43,981
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		741,034
SOH/AGL Deduction		238,080
ASSESSED VALUE		502,954
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		452,954
TOTAL JUST VALUE		741,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142488	SWIM POOL	35,000	11/24/2014
20131614	ROOF	16,200	06/07/2013
20110414	H/AC	4,800	03/22/2011
20062576	XFOB	2,300	11/20/2006
20052310	ELEC OTHER	1,000	07/27/2005
20052134	REMODEL	14,000	07/05/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1939/0308	9/23/2014	WD Q	Q	I	01
438,000					
GRANTOR: PRICE LIVING TRUST					
GRANTEE: LOMOND SCOTT S & JU					
1255/0580	8/26/2004	WD U	I	I	01
100					
GRANTOR: PRICE MARK A & HOLLY					
GRANTEE: PRICE MARK A & HOLL					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 U2 L2 W7 L2 D2 W4 S6 BAS=[YR=2005] W30 S10 E18 N2 E12 N8 \$ S8 W12 S2 W18 N18 W14 S57 E14 N2 FOP=[YR=2001] E30 FGR=[YR=2001] S2 E21 N23 W21 S21 \$ N5 W11 N3 W8 S3 W11 S5 \$ N5 E11 N3 E8 S3 E11 N16 E19 N32 \$.