

CROSSNO ROBERT G
95078 ALLIGATOR CREEK ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-5120-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall10ABOVE AVG 20

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4009.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1121001,112138,721

BAS25610025631,935

TOTALS1,3681,368170,656

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900011,368

TOT ADJ PTSTOT ADJ PTS

121.8672144.72

REPL. COST NEWAYB

197,9771963

EYB

2005

ECONFNCT

00

NORM% COND

013.8086.20

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUEHX HB AM

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUMDESCRIPTIONAMTISSUED

B1704529REMODEL - DOORS1,74707/01/2017

R1213189REPAIR/RRF4,00010/01/2012

B1226528DEMOLITION10010/01/2012

6502CHNGE SRVC50002/19/1990

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2410/123910/23/2020WD Q I 01350,000

GRANTOR: WYNKOOP PHILLIP

GRANTEE: CROSSNO ROBERT G

2189/15584/10/2018WD Q I 01325,000

GRANTOR: BARLUCEA FERNANDO & N

GRANTEE: WYNKOOP PHILLIP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 BAS=[YR=1993] W11 S6 W22 S14 E21 S16 E30 N14 W8 N14 W10 N8\$ S8 E10 S14 E8 N22\$.

EXTRA FEATURES

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

10500FP-PRE FAB010001.00UT3,500.003,500.00100198019803491,715

41242WD DECK A01008864.00SF10.0010.0010020102010350320

60810CONCRETE A01000432.00SF6.506.50100201720173972,724

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000130CSFR WATER100OR125.00882.00114.00FF1.001.001.004,000.004,000.00456,000

TOTAL OB/XF4,759

REVIEW DATE04/18/2017BYKWTotal Acres: 0.00Total Land Value: 456,000Market: 0Agricultural: 0Common: 456,000PRINTED 08/02/2023 BY SYS