

BLOCK 25 LOT 5
IN OR 2394/1771
ASKINS OCEAN CITY PB 0/51

SIDMAN SIBYL CELESTE M TRUST/SIDMAN SIBYL CELESTE
480 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1040-0025-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	125,175
FOP	15	30	4	569
TOTALS	895		884	125,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	0	0	502.00	SF	10.00	10.00	
2	0820	WOOD WALK	0	0	4	25	100.00	SF	11.75	11.75	
3	1076	TRELLIS A	0	0	14	14	196.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	884	110.2680	165.40	146,214	1940	1995	0	0	0 14.00	86.00
1 SFR CUST - 0% - 0											
Heated Area: 880 HX Base Yr											
22 25 15 3 3 5											
BAS 1993 FOP 1993											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
1100 S FLETCHER AVE, FERNANDINA BEACH 05/07/2024 MLU											

TOTAL OB/XF											
3,921											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		125,744	
TOTAL MARKET OB/XF VALUE		3,921	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		954,665	
SOH/AGL Deduction		4,400	
ASSESSED VALUE		950,265	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		950,265	
TOTAL JUST VALUE		954,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		874,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111019	XFOB	12,000	06/22/2011
20070827	H/AC	0	05/11/2007
20070216	REPAIR/RRF	5,590	02/06/2007
20070183	REMODEL	14,250	01/31/2007
20070037	ELEC OTHER	1,000	01/08/2007
991223	ELEC OTHER	3,250	09/09/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/1771	9/23/2020	WD	Q	I	01
GRANTOR: SETTLE W VINCENT III					
GRANTEE: SIDMAN SIBYL C M TR					
2307/0900	9/16/2019	QC	U	I	11
GRANTOR: SETTLE W VINCENT III					
GRANTEE: MCGAHEE MILDRED "MI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W40 S22 E25 FOP=[YR=1993] S3 E5 N3 W5 \$ E15 N22 \$.					