

LOT 28
IN OR 2127/969
CONSERVATION ESMT PT 1012/320

ZELKO WARREN A & BELINDA C
506 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0028-0000



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	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	2,386	100	2,386	374,839
DCK	410	10	41	6,441
FEP	276	80	221	34,719
FGR	714	55	393	61,740
FOP	96	30	29	4,556
FST	56	55	31	4,870
FUS	440	100	440	69,124

TOTALS	4,378		3,541	556,289
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0835	QUARY TILE	0	100	3	9	27.00	SF	20.00	20.00
3	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00
4	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00
5	0855	CONC PAVER	0	100	0	0	248.00	SF	7.00	7.00
6	0855	CONC PAVER	0	100	0	0	1,648.00	SF	7.00	7.00
7	0810	CONCRETE A	0	100	0	0	316.00	SF	6.50	6.50
8	0810	CONCRETE A	0	100	72	4	288.00	SF	6.50	6.50

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,541	117.0180	175.53	621,552	2000	2002	0	0	0	10.50	89.50
1 SFR CUST - 100% - 2018 Heated Area: 2826 HX Base Yr 2018												
506 CROSSWIND DR, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF												
19,257												

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			556,289
TOTAL MARKET OB/XF VALUE			19,257
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			800,546
SOH/AGL Deduction			252,777
ASSESSED VALUE			547,769
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			497,769
TOTAL JUST VALUE			800,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			775,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131538	REPAIR/RRF	19,792	07/02/2013
B1313537	REPAIR/RRF	16,200	06/01/2013
20121527	H/AC	3,000	07/27/2012
20120554	H/AC	3,000	04/03/2012
20060822	XFOB	2,600	04/20/2006
2002703	NEW CONSTR	280,000	04/11/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2127/0969	6/19/2017	WD	Q	I	01
GRANTOR: MANN ELMER HEATH & JA					
GRANTEE: ZELKO WARREN A & BE					
0964/1603	1/04/2001	WD	U	I	21
GRANTOR: PANITZ HOMES					
GRANTEE: MANN ELMER HEATH &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2000] W14 DCK=[YR=2008] N4 W20 N5 W10 S17					
FEP=[YR=2008] S8 E12 S2 E18 N10 W30\$ E30 N8\$ S18 W18 N2 W12					
N14 W19 S32 FST=[YR=2000] S4 FGR=[YR=2000] W2 S34 E21 N34					
W19\$ E14 N4 W14\$ E14 S4 E5 S12 E9 FOP=[YR=2000] S6 E12 N6 W2					
N3 W8 S3 W2\$ E2 N3 E8 S3 E11 S7 E14 N57 \$ PTR=E15					
FUS=[YR=2000] E20 S22 W20 N22 \$ W15 \$.					

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