LOT 29
IN OR 2004/295
SEASIDE PB 6/161

SIRBAUGH ALAN G & LAURA J
504 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0029-0000

BUILDING CHARACTERISTICS

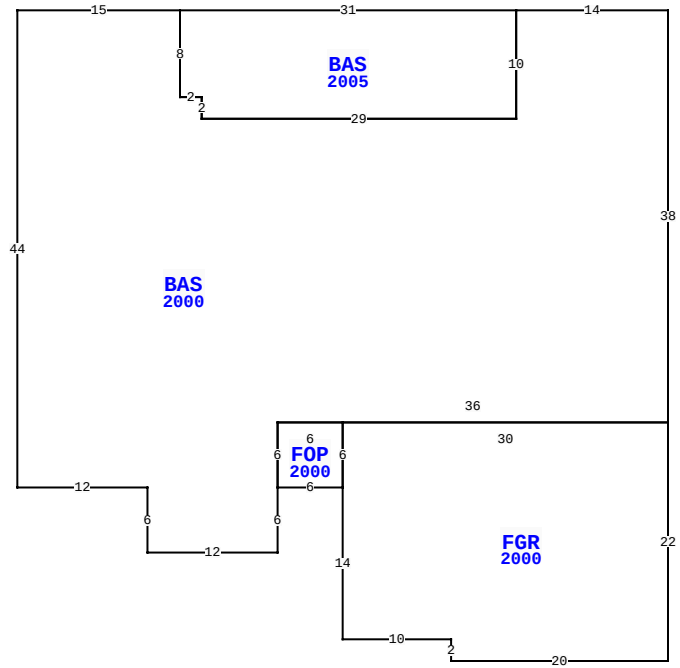
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,190	100	2,190	356,412
BAS	306	100	306	49,800
FGR	640	55	352	57,287
FOP	36	30	11	1,790
TOTALS	3,172		2,859	465,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,859	121.9086	182.86	522,797	2000	2001	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2016 Heated Area: 2496 HX Base Yr 2016



504 CROSSWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		465,289
TOTAL MARKET OB/XF VALUE		8,656
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		698,945
SOH/AGL Deduction		278,391
ASSESSED VALUE		420,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		370,554
TOTAL JUST VALUE		698,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121033	H/AC	7,200	06/07/2012
20061017	OTHER	600	05/12/2006
20042414	ELEC OTHER	1,000	12/22/2004
20042352	REMODEL	12,000	12/14/2004
2001938	NEW CONSTR	140,631	01/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0295	9/18/2015	WD	Q	I	01	470,000
GRANTOR: NIEDERNHOFER TRUST						
GRANTEE: SIRBAUGH ALAN G & L						
1993/0480	7/15/2015	SW	U	I	11	100
GRANTOR: NIEDERNHOFER GAIL D						
GRANTEE: NIEDERNHOFER TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 BAS=[YR=2005] W31 S8 E2 S2 E29 N10 $ S10 W29 N2 W2 N8 W15 S44 E12 S6 E12 N6 FOP=[YR=2000] E6 FGR=[YR=2000] S14 E10 S2 E20 N22 W30 S6 $ N6 W6 S6 $ N6 E36 N38 $.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	79	180	
3	0810	CONCRETE A	0	100	37	27	999.00	SF	6.50	6.50	100	2000	2000	3	79	5,130	
4	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2000	2000	3	79	308	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
6	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	2000	2000	3	20	50	

LAND DESCRIPTION

TOTAL OB/XF 8,656

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS