



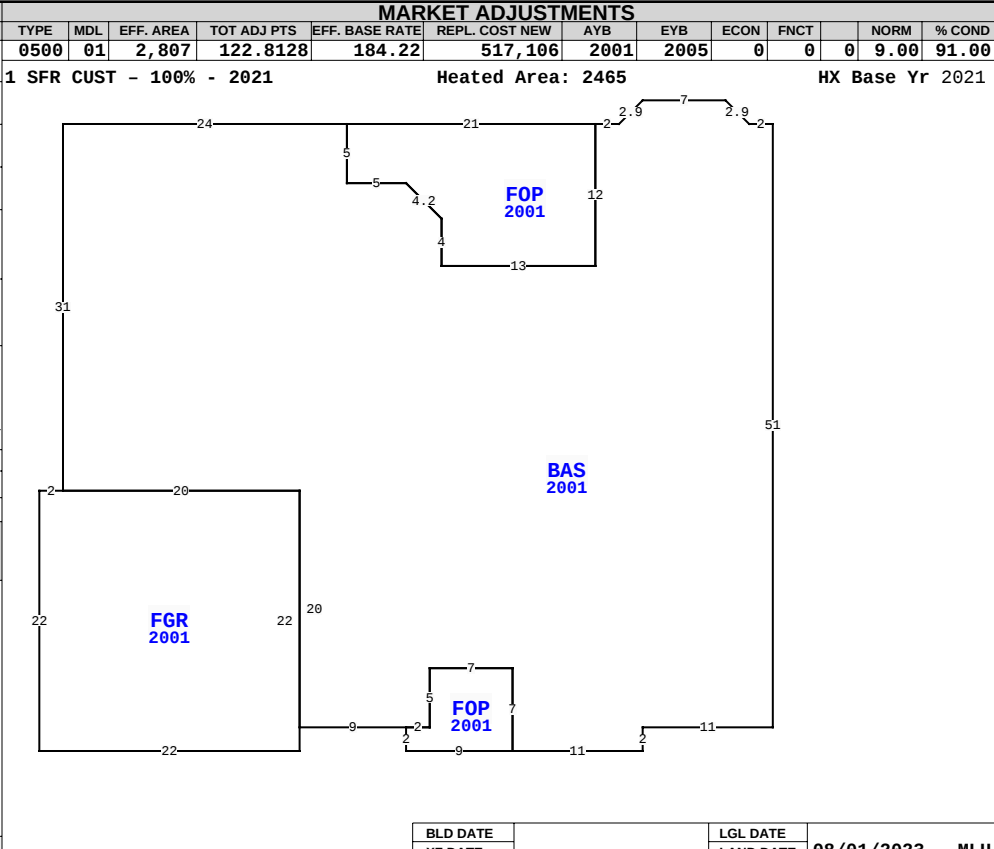
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,465	100	2,465	413,233
FGR	484	55	266	44,593
FOP	53	30	16	2,683
FOP	201	30	60	10,058
TOTALS	3,203		2,807	470,566

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	
3	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	
7	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	
8	1244	WD DECK EX	0	100	0	0	243.00	SF	18.50	18.50	
9	0910	SCRN RM L	0	100	0	0	243.00	SF	37.50	37.50	
10	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	



496 CROSSWIND DR, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	
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10	0810	CONCRETE A	0	100	0	0	195.00	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	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						470,566					
TOTAL MARKET OB/XF VALUE						13,023					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						708,589					
SOH/AGL Deduction						190,953					
ASSESSED VALUE						517,636					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						467,636					
TOTAL JUST VALUE						708,589					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						687,759					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100240	OTHER	300	02/08/2010
20081581	REPAIR/RRF	12,000	10/16/2008
20062043	DEMOLITION	0	09/01/2006
20060524	XFOB	900	03/16/2006
20022141	XFOB	6,000	12/16/2002
20021872	XFOB	3,000	11/01/2002

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W2 U2 L2 W7 D2 L2 W2 FOP=[YR=2001] W21 S5 E5 R3 D3 S4 E13 N12 \$ S12 W13 N4 L3 U3 W5 N5 W24 S31 FGR=[YR=2001] W2 S22 E22 N22 W20 \$ E20 S20 E9 FOP=[YR=2001] S2 E9 N7 W7 S5 W2 \$ E2 N5 E7 S7 E11 N2 E11 N51 \$.											

CLAUSSEN NATHAN L & CRYSTAL L
496 CROSSWIND DR
FERNANDINA BEACH, FL 32034

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