LOT 34
SEASIDE PB 6/161

THOMPSON RANDALL H & DEBORAH L
494 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0034-0000

BUILDING CHARACTERISTICS

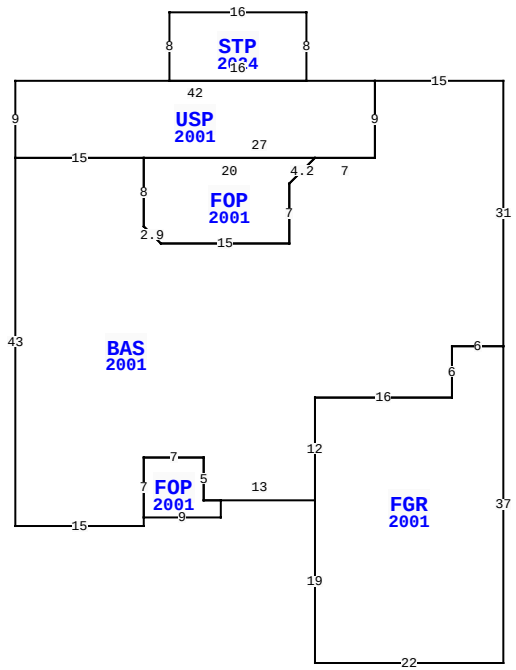
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,953	100	1,953	313,044
FGR	718	55	395	63,315
FOP	53	30	16	2,565
FOP	173	30	52	8,335
STP	128	10	13	2,083
USP	378	30	113	18,112
TOTALS	3,403		2,542	407,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,542	120.0672	180.10	457,814	2001	2001	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 1953 HX Base Yr



494 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	407,454
TOTAL MARKET OB/XF VALUE	13,049
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	645,503
SOH/AGL Deduction	69,421
ASSESSED VALUE	576,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,082
TOTAL JUST VALUE	645,503
NCON VALUE	11,423
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	617,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0347	COMP SCR RM		06/29/2023
20041228	XFOB	1,000	07/06/2004
011989	XFOB	2,000	09/06/2001
2004567	NEW CONSTR	290,017	12/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1052	8/20/2020	WD	Q	I	01	499,000
GRANTOR: BERGHOEFER JOYCE L						
GRANTEE: THOMPSON RANDALL H						
2260/1832	3/12/2019	WD	Q	I	02	480,000
GRANTOR: KESSEL DANIEL C						
GRANTEE: BERGHOEFER JOYCE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W15 S9 W7 D3L3 S7 W15 U2L2 N8 W15 S43 E15 N1 N7 E7 S5 E13 N12 E16 N6 E6 N31 $
FGR=[YR=2001;ORIG=-22,49] S19 E22 N37 W6 S6 W16 S12 $
USP=[YR=2001;ORIG=-15,0] W42 S9 E15 E27 N9 $
FOP=[YR=2001;ORIG=-42,9] S8 D2R2 E15 N7 U3R3 W20 $
FOP=[YR=2001;ORIG=-42,51] E9 N2 W2 N5 W7 S7 $
STP=[YR=2024;ORIG=-23,0] W16 N8 E16 S8 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	100	2001	2001	3	80	152	
4	0810	CONCRETE A	0	0	88	16	1,408.00	SF	6.50	6.50	100	2001	2001	3	80	7,322	
5	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	2001	2001	3	80	104	
6	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
9	0462	ST/AL FNC	0	0	0	0	180.00	SF	10.00	10.00	100	2024	2023		100	1,800	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,049

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	0		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 03/04/2024 BY HS Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS