

LOT 35 IN OR 1183/931  
SEASIDE PB 6/161

DAWKINS MAURICE & MELODY L  
492 CROSSWIND DR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0035-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                          |                      |                                    |             |                |                |             | MARKET ADJUSTMENTS |           |          |                           |         |               |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |                 |        |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|----------------------|------------------------------------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|---------------------------|---------|---------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|-----------------|--------|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                     | MDL                  | EFF. AREA                          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM                      | % COND  | PAGE 1 of 1 2 |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 70  | 0500                     | 01                   | 2,219                              | 122.8920    | 184.34         | 409,050        | 2003        | 2003               | 0         | 0        | 0                         | 10.00   | 90.00         | VALUATION SUMMARY |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 23               | REINF CONC 30  | 1 SFR CUST - 100% - 2004 |                      |                                    |             |                |                |             |                    |           |          | Heated Area: 1874         |         |               |                   |            |                             |      |                        |      |     | HX Base Yr 2004 |        |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  |                          |                      |                                    |             |                |                |             |                    |           |          | VALUATION BY              |         |               |                   |            |                             |      |                        |      |     | STANDARD        |        |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                          |                      |                                    |             |                |                |             |                    |           |          | Tax Group: 2              |         |               |                   |            |                             |      |                        |      |     | Tax Dist:       |        |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                          |                      |                                    |             |                |                |             |                    |           |          | BUILDING MARKET VALUE     |         |               |                   |            |                             |      |                        |      |     | 368,145         |        |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70      |                          |                      |                                    |             |                |                |             |                    |           |          | TOTAL MARKET OB/XF VALUE  |         |               |                   |            |                             |      |                        |      |     | 8,456           |        |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 15               | HARDTILE 30    |                          |                      |                                    |             |                |                |             |                    |           |          | TOTAL LAND VALUE - MARKET |         |               |                   |            |                             |      |                        |      |     | 225,000         |        |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                          |                      |                                    |             |                |                |             |                    |           |          | TOTAL MARKET VALUE        |         |               |                   |            |                             |      |                        |      |     | 601,601         |        |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                          |                      |                                    |             |                |                |             |                    |           |          | SOH/AGL Deduction         |         |               |                   |            |                             |      |                        |      |     | 291,237         |        |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 04               | 3 100          |                          |                      |                                    |             |                |                |             |                    |           |          | ASSESSED VALUE            |         |               |                   |            |                             |      |                        |      |     | 310,364         |        |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 04               | 2 100          |                          |                      |                                    |             |                |                |             |                    |           |          | TOTAL EXEMPTION VALUE     |         |               |                   |            |                             |      |                        |      |     | 50,000          |        |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                          |                      |                                    |             |                |                |             |                    |           |          | BASE TAXABLE VALUE        |         |               |                   |            |                             |      |                        |      |     | 260,364         |        |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100         | TOTAL JUST VALUE         |                      |                                    |             |                |                |             |                    |           |          | 601,601                   |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 0 100          | NCON VALUE               |                      |                                    |             |                |                |             |                    |           |          | 0                         |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       | INCOME VALUE             |                      |                                    |             |                |                |             |                    |           |          | PREVIOUS YEAR MKT VALUE   |         |               |                   |            |                             |      |                        |      |     | 585,237         |        |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 1,874            | 100            | 1,874                    | 310,908              |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 480              | 55             | 264                      | 43,799               |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 30               | 30             | 9                        | 1,493                |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 239              | 30             | 72                       | 11,945               |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  | 2,623          | 2,219                    | 368,145              |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          |                      | 492 CROSSWIND DR, FERNANDINA BEACH |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | 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       | 2003     | 2003                      | 3       | 87            | 3,045             |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0819             | CONC 12"       | 0                        | 100                  | 4                                  | 6           | 24.00          | SF             | 9.50        | 9.50               | 100       | 2003     | 2003                      | 3       | 83            | 189               |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0                        | 100                  | 20                                 | 4           | 80.00          | SF             | 6.50        | 6.50               | 100       | 2003     | 2003                      | 3       | 83            | 432               |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0810             | CONCRETE A     | 0                        | 100                  | 51                                 | 17          | 867.00         | SF             | 6.50        | 6.50               | 100       | 2003     | 2003                      | 3       | 83            | 4,677             |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 1242             | WD DECK A      | 0                        | 100                  | 4                                  | 4           | 16.00          | SF             | 15.00       | 15.00              | 100       | 2003     | 2003                      | 3       | 21            | 50                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 1242             | WD DECK A      | 0                        | 100                  | 6                                  | 5           | 30.00          | SF             | 10.00       | 10.00              | 100       | 2003     | 2003                      | 3       | 21            | 63                |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                          |                      |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D                                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPH 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 |                  |                |                          |                      |                                    |             |                |                |             |                    |           |          |                           |         |               |                   |            |                             |      |                        |      |     |                 |        |  |  |  |  |  |  |  |  |