LOT 36
SEASIDE PB 6/161

GUNN JOHN P & BERNADETTE V
490 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

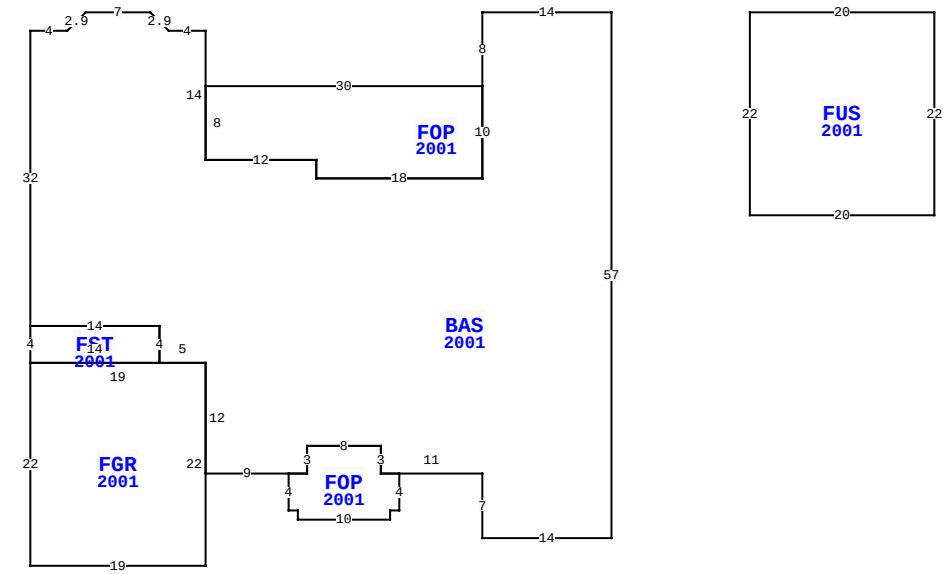
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,404	100	2,404	369,288
FGR	418	55	230	35,331
FOP	82	30	25	3,840
FOP	276	30	83	12,750
FST	56	55	31	4,762
FUS	440	100	440	67,590
TOTALS	3,676		3,213	493,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,213	115.0644	172.60	554,564	2001	2001	0	0	0	11.00	89.00

1 SFR CUST – 0% - 2024 Heated Area: 2844 HX Base Yr



490 CROSSWIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	493,562
TOTAL MARKET OB/XF VALUE	7,521
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	726,083
SOH/AGL Deduction	0
ASSESSED VALUE	726,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	726,083
TOTAL JUST VALUE	726,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	704,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003660	NEW CONSTR	280,000	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/74	6/01/2023	WD	Q	I	01	800,000
GRANTOR: STROVAS CYNTHIA S						
GRANTEE: GUNN JOHN P & BERNA						
0979/1632	4/05/2001	WD	Q	I		289,000
GRANTOR: PANITZ HOMES						
GRANTEE: STROVAS FRANK C & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 S8 FOP=[YR=2001] W30 S8 E12 S2 E18 N10 $ S10W18 N2 W12 N14 W4 U2 L2 W7 D2 L2 W4S32 FST=[YR=2001] S4 FGR=[YR=2001] S22 E19 N22 W19 $ E14 N4 W14 $ E14 S4 E5 S12 E9 FOP=[YR=2001] S4 E1 S1 E10 N1 E1 N4 W2 N3 W8 S3 W2 $ E2 N3 E8 S3 E11 S7 E14 N57 $ PTR= E15 FUS=[YR=2001] E20 S22 W20 N22 $ W15 $.

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	
2	0819	CONC 12"	0	0	3	4	12.00	SF	9.50	9.50	100	2001	2001	3	80	91	
3	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2001	2001	3	80	421	
4	0810	CONCRETE A	0	0	46	16	736.00	SF	6.50	6.50	100	2001	2001	3	80	3,827	
5	1242	WD DECK A	0	0	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84	
6	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2001	2001	3	20	40	
7	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2001	2001	3	80	83	

LAND DESCRIPTION

TOTAL OB/XF 7,521

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 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