



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
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
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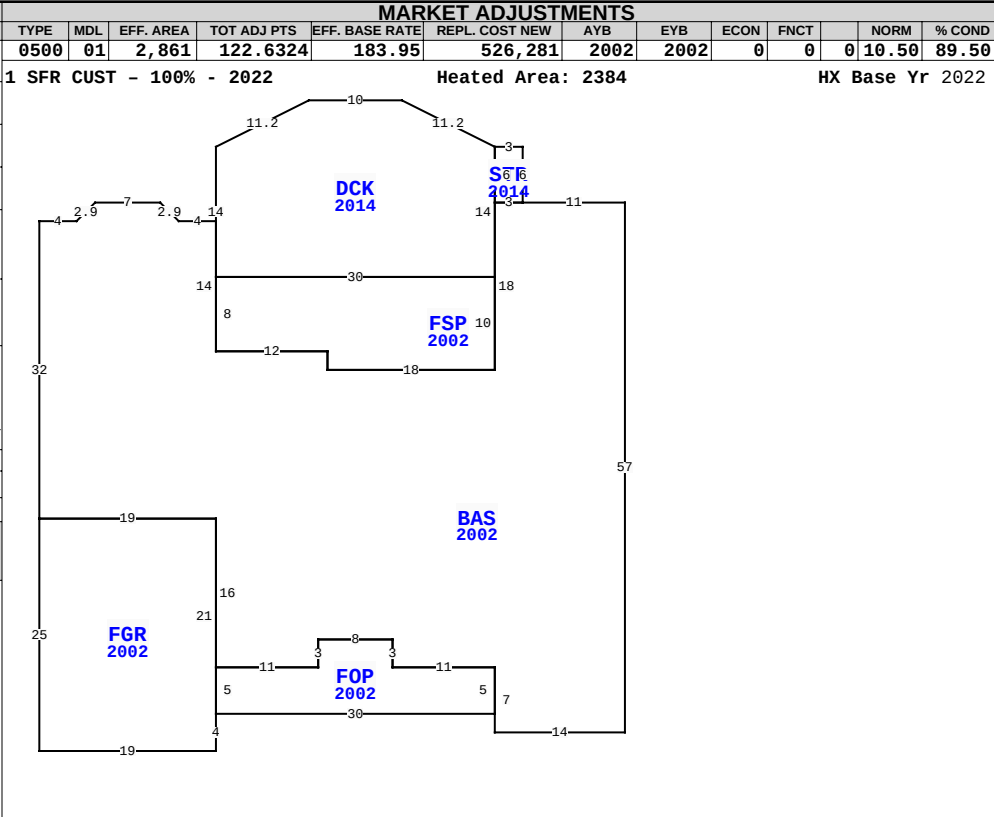
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2,384	392,491
DKC	520	10	52	8,561
FGR	475	55	261	42,970
FOP	174	30	52	8,561
FSP	276	40	110	18,110
STR	18	10	2	329

TOTALS	3,847		2,861	471,021
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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	0835	QUARY TILE	0	100	5	6	30.00	SF	20.00	20.00	
3	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	
5	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	
6	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	
8	0462	ST/AL FNC	0	100	0	0	812.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	



482 CROSSWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2002	2002	3	86	3,010	
2	0835	QUARY TILE	0	100	5	6	30.00	SF	20.00	20.00	100	2003	2003	3	83	498	
3	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2014	2014	3	95	459	
4	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	100	2014	2014	3	95	4,362	
5	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	82	80	
6	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	2002	2002	3	20	60	
7	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2002	2002	3	20	48	
8	0462	ST/AL FNC	0	100	0	0	812.00	SF	10.00	10.00	100	2014	2014	3	75	6,090	

TOTAL OB/XF											
14,607											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						471,021					
TOTAL MARKET OB/XF VALUE						14,607					
TOTAL LAND VALUE - MARKET						225,000					
TOTAL MARKET VALUE						710,628					
SOH/AGL Deduction						267,387					
ASSESSED VALUE						443,241					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						393,241					
TOTAL JUST VALUE						710,628					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						689,862					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140453	ALUMFNC	0	03/07/2014
20012054	NEW CONSTR	168,596	09/14/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2457/0881	4/29/2021	WD Q	I	I	02	699,900	
GRANTOR: HARMON JOHN A & CHRIS							
GRANTEE: PITUCH BARNES REVOC							
1904/0261	2/24/2014	WD Q	I	I	02	412,000	
GRANTOR: MIDDLEBROOK MARK & FA							
GRANTEE: HARMON JOHN A & CHR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W11 STR=[YR=2014] N6 W3 DCK=[YR=2014] U5 L10 W10 L10 D5 S14 FSP=[YR=2002] S8 E12 S2 E18 N10 W30\$ E30 N14\$ S6 E3\$ W3 S18 W18 N2W12 N14 W4 U2 L2 W7 D2 L2 W4 S32 FGR=[YR=2002] S25 E19 N4 FOP=[YR=2002] E30 N5 W11 N3 W8 S3 W11 S5 \$ N21 W19 \$ E19 S16 E11 N3 E8 S3E11 S7 E14 N57 \$.											