LOT 41 IN OR 2041/1333
SEASIDE PB 6/161

SIDMAN HOWARD B & SIBYL CELESTE MCCARTHY
480 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0041-0000

BUILDING CHARACTERISTICS

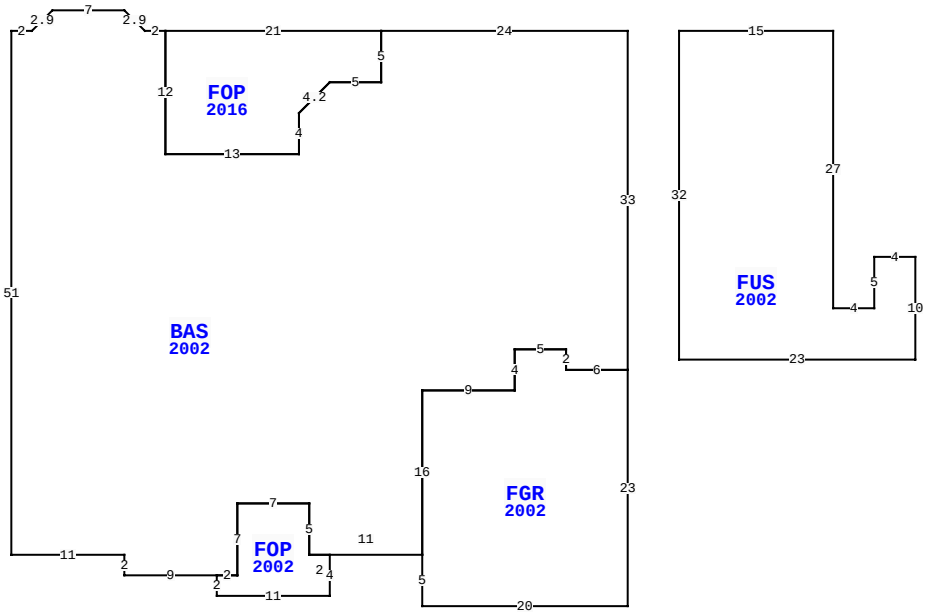
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,513	100	2,513	400,481
FGR	452	55	249	39,682
FOP	75	30	22	3,506
FOP	201	30	60	9,562
FUS	540	100	540	86,056
TOTALS	3,781		3,384	539,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,384	118.7076	178.06	602,555	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2017 Heated Area: 3053 HX Base Yr 2017



480 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		539,287
TOTAL MARKET OB/XF VALUE		24,519
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		788,806
SOH/AGL Deduction		306,977
ASSESSED VALUE		481,829
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		426,829
TOTAL JUST VALUE		788,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200132	SCRNENCL	7,804	03/25/2020
20162572	SCRNENCL	11,784	09/21/2016
20162179	DECK	11,784	08/09/2016
20080816	H/AC	2,700	05/13/2008
20020644	NEW CONSTR	202,351	04/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2041/1333	4/20/2016	WD	Q	I	01	410,000
GRANTOR: WINNER CARL W & CAROL						
GRANTEE: SIDMAN HOWARD B & S						
1093/1848	11/12/2002	WD	Q	I		326,100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: WINNER CARL W & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 FOP=[YR=2016] W21 S12 E13 N4 R3 U3 E5 N5 $ S5 W5 D3 L3 S4 W13 N12 W2 U2 L2 W7 L2 D2 W2S51 E11 S2 E9 FOP=[YR=2002] S2 E11 N4 W2 N5 W7 S7 W2 $ E2 N7 E7 S5 E11 FGR=[YR=2002] S5 E20 N23 W6 N2 W5 S4 W9 S16 $ N16 E9 N4 E5S2 E6 N33 $ PTR= E5 FUS=[YR=2002] E15 S27 E4 N5 E4 S10 W23 N32 $ W5 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0855	CONC PAVER	0	100	0	0	621.00	SF	10.00	10.00	100	2016	2016	3	96	5,962	
3	0810	CONCRETE A	0	100	46	16	736.00	SF	6.50	6.50	100	2002	2002	3	82	3,923	
4	1242	WD DECK A	0	100	7	5	35.00	SF	15.00	15.00	100	2002	2002	3	20	105	
5	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2002	2002	3	20	40	
6	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2002	2002	3	20	24	
7	1242	WD DECK A	0	100	12	43	516.00	SF	12.50	12.50	100	2016	2016	3	74	4,773	
8	0911	SCRN RM A	0	100	12	43	516.00	SF	17.50	17.50	100	2016	2016	3	74	6,682	

LAND DESCRIPTION

TOTAL OB/XF 24,519

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	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 06/04/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS