



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	12	HARDWOOD 60
Interior Floor	14	CARPET 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

NEIGHBORHOOD/LOC 1080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2,366	386,075
FGR	437	55	240	39,162
FOP	90	30	27	4,406
FOP	276	30	83	13,544
STR	20	10	2	327
STR	32	10	3	489

TOTALS 3,221 2,721 444,003

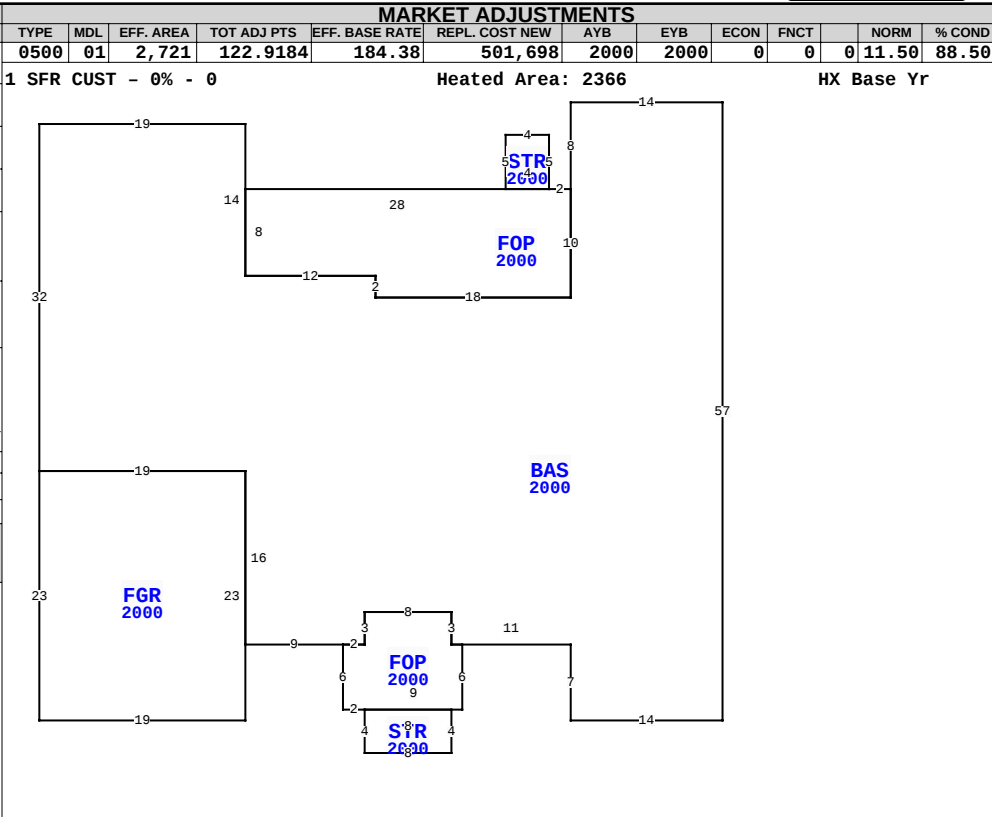
EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	0	43	16	688.00	SF	6.50	6.50	100	2000	2000	3	79	3,533	
3	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2000	2000	3	79	411	
4	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
6	0861	POOL GUNIT	0	0	28	16	448.00	SF	85.00	85.00	100	2000	2000	3	25	9,520	
7	0845	KOOL DECK	0	0	0	0	648.00	SF	14.50	14.50	100	2003	2003	3	83	7,799	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
9	0910	SCRN RM L	0	0	30	36	1,080.00	SF	15.00	15.00	100	2004	2004	3	22	3,564	

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	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



487 CROSSWIND DR, FERNANDINA BEACH

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

TOTAL OB/XF 28,263																
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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940
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5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48
6	0861	POOL GUNIT	0	0	28	16	448.00	SF	85.00	85.00	100	2000	2000	3	25	9,520
7	0845	KOOL DECK	0	0	0	0	648.00	SF	14.50	14.50	100	2003	2003	3	83	7,799
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400
9	0910	SCRN RM L	0	0	30	36	1,080.00	SF	15.00	15.00	100	2004	2004	3	22	3,564

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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

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		444,003
TOTAL MARKET OB/XF VALUE		28,263
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		697,266
SOH/AGL Deduction		70,424
ASSESSED VALUE		626,842
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		626,842
TOTAL JUST VALUE		697,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041201	XFOB	8,000	06/29/2004
2003422	XFOB	2,000	07/06/2000
2002592	SWIM POOL	20,000	03/29/2000
2001941	NEW CONSTR	152,882	01/14/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I I RSN CD SALE PRICE
2384/1118	7/30/2020	QC U I 11	100
GRANTOR: CORREA RAUL & AMELIA			
GRANTEE: CORREA RAUL & AMELI			
1651/1039	11/20/2009	WD Q I 01	357,500
GRANTOR: LONGENECKER ALLEN V &			
GRANTEE: CORREA RAUL & AMELI			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2000] W14 S8 FOP=[YR=2000] W2 STR=[YR=2000] N5W4S5E4SW28 S8 E12 S2 E18 N10 \$ S10 W18 N2W12 N14 W19 S32 FGR=[YR=2000] S23 E19 N23 W19 \$ E19 S16 E9 FOP=[YR=2000] S6 E2 STR=[YR=2000] S4E8N4 W8\$E9 N6 W1 N3 W8 S3W2 \$ E2 N3E8 S3 E11 S7 E14 N57 \$.			