



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 70		
Exterior Wall	23	REINF CONC 30		
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
NEIGHBORHOOD/LOC	1080.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2,472	408,207
BAS	201	100	201	33,191
FGR	480	55	264	43,595
FOP	53	30	16	2,642
TOTALS	3,206		2,953	487,634

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,953	122.3222	183.48	541,816	2003	2003	0	0	10.00	90.00
1 SFR CUST - 100% - 2004 Heated Area: 2673 HX Base Yr 2004											
489 CROSSWIND DR, FERNANDINA BEACH											
BLD DATE				LGL DATE				08/01/2023 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2					Tax Dist:						
BUILDING MARKET VALUE										487,634	
TOTAL MARKET OB/XF VALUE										15,567	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										728,201	
SOH/AGL Deduction										331,761	
ASSESSED VALUE										396,440	
TOTAL EXEMPTION VALUE					HX HB VX VP					328,152	
BASE TAXABLE VALUE										68,288	
TOTAL JUST VALUE										728,201	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										707,024	

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	8	40.00	SF	20.00	20.00	
3	0835	QUARY TILE	0	100	10	8	80.00	SF	15.00	15.00	
4	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	
5	0855	CONC PAVER	0	100	0	0	672.00	SF	7.00	7.00	
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	
7	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	
8	1244	WD DECK EX	0	100	22	13	286.00	SF	18.50	18.50	
9	1241	WD DECK G	0	100	4	7	28.00	UT	11.50	11.50	
10	0911	SCRN RM A	0	100	22	13	286.00	SF	21.88	21.88	
TOTAL OB/XF 15,567											
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	
REVIEW DATE 05/12/2019 BY KBA											