



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,991	100	1,991	330,370
FGR	435	55	239	39,658
FOP	42	30	13	2,157
FSP	112	40	45	7,467

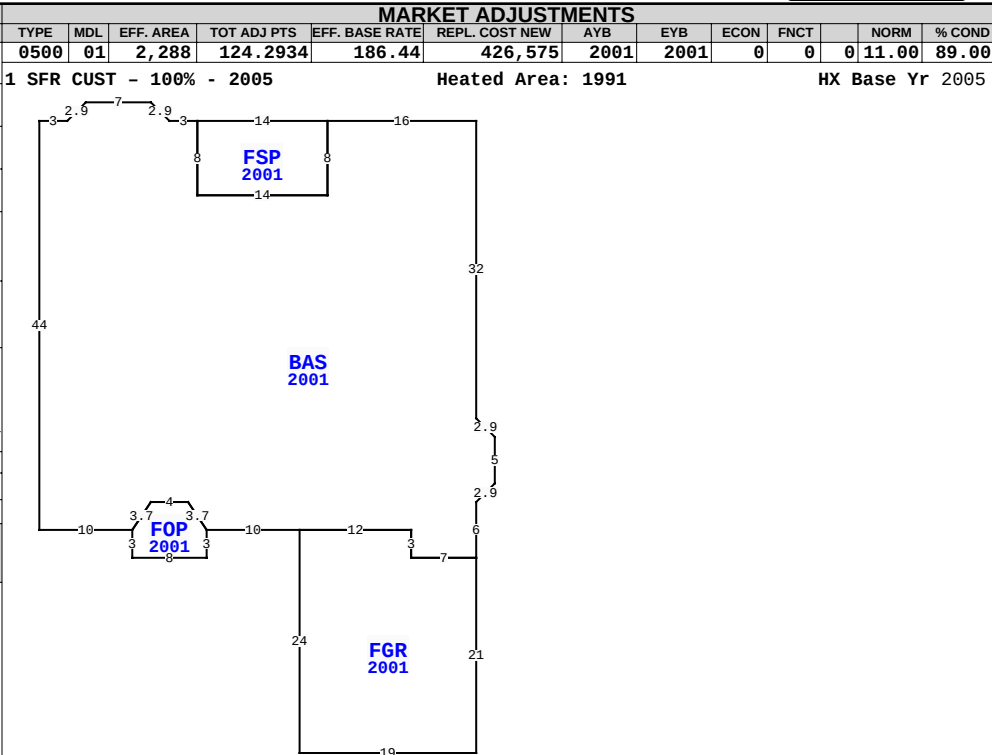
TOTALS	2,580		2,288	379,652
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0819	CONC 12"	0	100	3	9	27.00	SF	9.50	9.50	100	2001	2001	3	80	205	
3	0855	CONC PAVER	0	100	0	0	1,040.00	SF	7.00	7.00	100	2014	2014	3	95	6,916	
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48	
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32	
6	0851	PATIO STON	0	100	7	3	21.00	SF	1.50	1.50	100	2001	2001	3	80	25	
7	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	2001	2001	3	20	448	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	85	510	
9	0476	VF 6 SBPL	0	100	0	0	213.00	LF	32.00	32.00	100	2013	2013	3	85	5,794	

LAND DESCRIPTION		
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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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



491 CROSSWIND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023	MLU
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			379,652	
TOTAL MARKET OB/XF VALUE			16,953	
TOTAL LAND VALUE - MARKET			225,000	
TOTAL MARKET VALUE			621,605	
SOH/AGL Deduction			290,451	
ASSESSED VALUE			331,154	
TOTAL EXEMPTION VALUE	HX HB WR		55,000	
BASE TAXABLE VALUE			276,154	
TOTAL JUST VALUE			621,605	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			604,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131808	VINYL FNCE	0	07/31/2013
20121806	RE-ROOF	6,000	06/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2310/0446	10/01/2017	QC	U	I	11	100
GRANTOR: PARCHINSKI ANTHONY JR						
GRANTEE: PARCHINSKI ANTHONY						
1226/1765	4/30/2004	WD	Q	I		306,000
GRANTOR: WILLIAMS GILBERT & DE						
GRANTEE: PARCHINSKI ANTHONY						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2001] W16 FSP=[YR=2001] W14 S8 E14 N8 \$ S8 W14 N8 W3 U2 L2 W7 L2 D2 W3S44 E10FOP=[YR=2001] S3 E8N3 U3 L2 W4 L2 D3 \$ U3 R2 E4 R2 D3 E10 FGR=[YR=2001] S24 E19 N21 W7 N3 W12\$ E12 S3 E7 N6 R2 U2 N5 U2 L2 N32 \$.		