

LOT 56
IN OR 1939/308
SEASIDE PB 6/161

LOMOND SCOTT S & KELLY-LOMOND JULIE
512 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1679-0056-0000



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	15	HARDTILE 60
Interior Floo	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

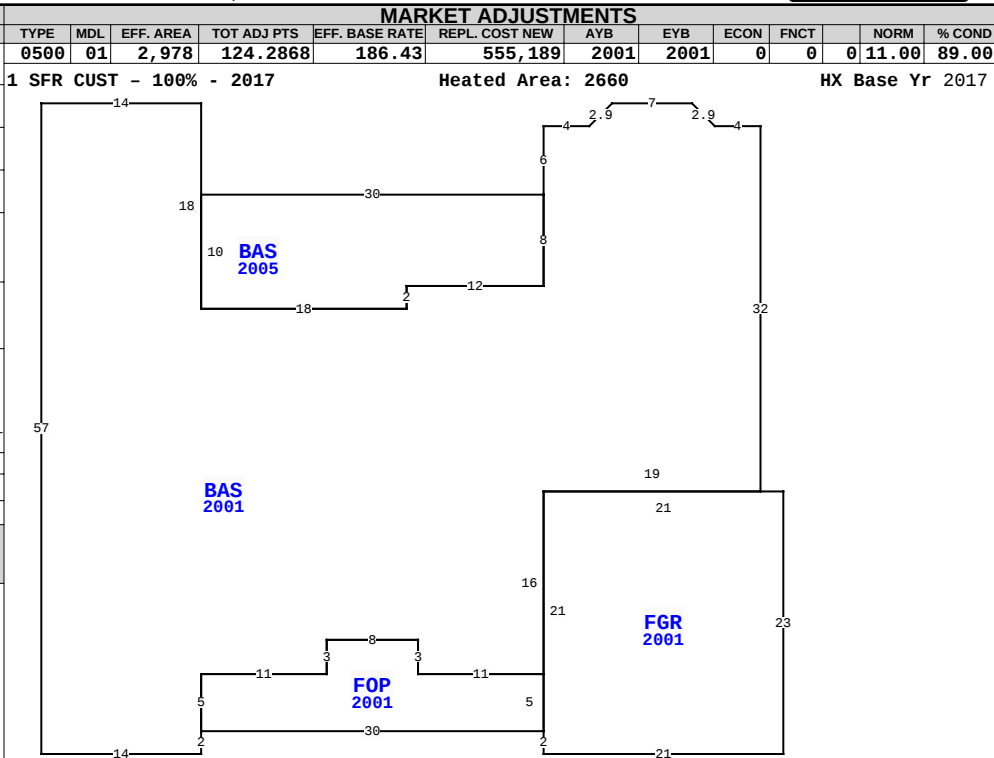
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2,384	395,560
BAS	276	100	276	45,795
FGR	483	55	266	44,135
FOP	174	30	52	8,628

TOTALS	3,317		2,978	494,118
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	3	6	18.00	SF	9.50
3	1242	WD DECK A	0	100	7	4	28.00	SF	10.00
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
5	0810	CONCRETE A	0	100	54	4	216.00	SF	6.50
6	0810	CONCRETE A	0	100	34	24	864.00	SF	6.50
7	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50
8	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00
9	0855	CONC PAVER	0	100	0	0	654.00	SF	10.00

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



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

TOTAL OB/XF									
42,718									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	3	6	18.00	SF	9.50
3	1242	WD DECK A	0	100	7	4	28.00	SF	10.00
4	1242	WD DECK A	0	100	4	4	16.00	SF	15.00
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TOTAL OB/XF									
42,718									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					494,118				
TOTAL MARKET OB/XF VALUE					42,718				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					761,836				
SOH/AGL Deduction					243,793				
ASSESSED VALUE					518,043				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					468,043				
TOTAL JUST VALUE					761,836				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					741,034				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142488	SWIM POOL	35,000	11/24/2014
20131614	ROOF	16,200	06/07/2013
20110414	H/AC	4,800	03/22/2011
20062576	XFOB	2,300	11/20/2006
20052310	ELEC OTHER	1,000	07/27/2005
20052134	REMODEL	14,000	07/05/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1939/0308	9/23/2014	WD	Q	I	01	438,000	
GRANTOR:PRICE LIVING TRUST							
GRANTEE:LOMOND SCOTT S & JU							
1255/0580	8/26/2004	WD	U	I	01	100	
GRANTOR:PRICE MARK A & HOLLY							
GRANTEE:PRICE MARK A & HOLL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W4 U2 L2 W7 L2 D2 W4 S6 BAS=[YR=2005] W30 S10 E18 N2 E12 N8 \$ S8 W12 S2 W18 N18 W14 S57 E14 N2 FOP=[YR=2001] E30 FGR=[YR=2001] S2 E21 N23 W21 S21 \$ N5 W11 N3 W8 S3 W11 S5 \$ N5 E11 N3 E8 S3 E11 N16 E19 N32 \$.									