

BLOCK 25 LOT 5
IN OR 2394/1771
ASKINS OCEAN CITY PB 0/51

SIDMAN SIBYL CELESTE M TRUST/SIDMAN SIBYL CELESTE
480 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1040-0025-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	1993	880	131,083
FOP	15	30	1993	4	596
TOTALS	895			884	131,679

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	1242	WD DECK A	0	0	0	0	502.00	SF	10.00	10.00	100
2	0820	WOOD WALK	0	0	4	25	100.00	SF	11.75	11.75	100
3	1076	TRELLIS A	0	0	14	14	196.00	SF	7.50	7.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	884	110.2680	174.22	154,010	1940	1995	0	0	0 14.50	85.50
1 SFR CUST - 0% - 0											
Heated Area: 880 HX Base Yr											
22 40 22 25 15 3 FOP 1993 3 5											
BAS 1993											
1100 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE LGL DATE 05/07/2025 MLU											

TOTAL OB/XF											
3,611											

TOTAL OB/XF											
3,611											

Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 131,679											
TOTAL MARKET OB/XF VALUE 3,611											
TOTAL LAND VALUE - MARKET 950,000											
TOTAL MARKET VALUE 1,085,290											
SOH/AGL Deduction 39,999											
ASSESSED VALUE 1,045,291											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 1,045,291											
TOTAL JUST VALUE 1,085,290											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 954,665											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111019	XFOB	12,000	06/22/2011
20070827	H/AC	0	05/11/2007
20070216	REPAIR/RRF	5,590	02/06/2007
20070183	REMODEL	14,250	01/31/2007
20070037	ELEC OTHER	1,000	01/08/2007
991223	ELEC OTHER	3,250	09/09/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2394/1771	9/23/2020	WD	Q	I	01	810,000	
GRANTOR: SETTLE W VINCENT III							
GRANTEE: SIDMAN SIBYL C M TR							
2307/0900	9/16/2019	QC	U	I	11	100	
GRANTOR: SETTLE W VINCENT III							
GRANTEE: MCGAHEE MILDRED "MI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 S22 E25 FOP=[YR=1993] S3 E5 N3 W5 \$ E15 N22 \$.											

OTHER ADJUSTMENTS AND NOTES											

Common: 950,000 PRINTED 07/30/2025 BY SYS