



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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2002	1,982	358,476
FGR	418	55	2002	230	41,599
FOP	38	30	2002	11	1,989
FSP	276	40	2020	110	19,895
FST	32	55	2002	18	3,256
FUS	360	100	2002	360	65,112

TOTALS	3,106			2,711	490,327
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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	5	15.00	SF	9.50
3	0855	CONC PAVER	0	100	0	0	93.00	SF	7.00
4	0855	CONC PAVER	0	100	0	0	736.00	SF	7.00
5	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00
7	1242	WD DECK A	0	100	4	4	16.00	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	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE	04/30/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,711	128.6208	203.22	550,929	2002	2002	0	0	0	11.00	89.00
1 SFR CUST - 100% - 2003												
Heated Area: 2342												
HX Base Yr 2003												

485 CROSSWIND DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	2002	2002	3	85	2,975	
2	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	2002	2002	3	80	114	
3	0855	CONC PAVER	0	100	0	0	93.00	SF	7.00	7.00	100	2014	2014	3	94	612	
4	0855	CONC PAVER	0	100	0	0	736.00	SF	7.00	7.00	100	2014	2014	3	94	4,843	
5	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2002	2002	3	80	62	
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2002	2002	3	20	72	
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2002	2002	3	20	32	

TOTAL OB/XF										8,710							
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
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		490,327	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,722	
ASSESSED VALUE		BASE TAXABLE VALUE		318,010	
TOTAL JUST VALUE		TOTAL JUST VALUE		799,037	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		PREVIOUS YEAR MKT VALUE		701,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200190	REMODEL	4,217	04/13/2020
20012055	NEW CONSTR	291,000	09/14/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1102/1979	12/23/2002	WD	Q	I		295,000	
GRANTOR: BEAZER HOMES CORP							
GRANTEE: CMIELEWSKI JOYCE							
0928/1195	4/14/2000	WD	U	V	09	320,600	
GRANTOR: SEASIDE JOINT VENTURE							
GRANTEE: PANITZ HOMES							

BUILDING NOTES									
BAS=[YR=2002] W13 FSP=[YR=2020] N10 W31 S7 E10 D3 R3 E18 \$ W18 U3 L3 W10 N11W4 U2 L2 W7 D2 L2 W4 S27 FST=[YR=2002] S4FGR=[YR=2002] S22 E19 N22 W19 \$ E8 N4 W8 \$ E8 S4 E11 S13 E10 FOP=[YR=2002] S2 E10 N2 W2 N3 W6 S3W2 \$ E2 N3 E6 S3 E12 S5 E14 N35 \$ PTR= E15 FUS=[YR=2002] E20 S18 W20 N18 \$ W15 \$									

BUILDING DIMENSIONS									