LOT 47
SEASIDE PB 6/161

FERRY JOHN & CARYL L/E/
489 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	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

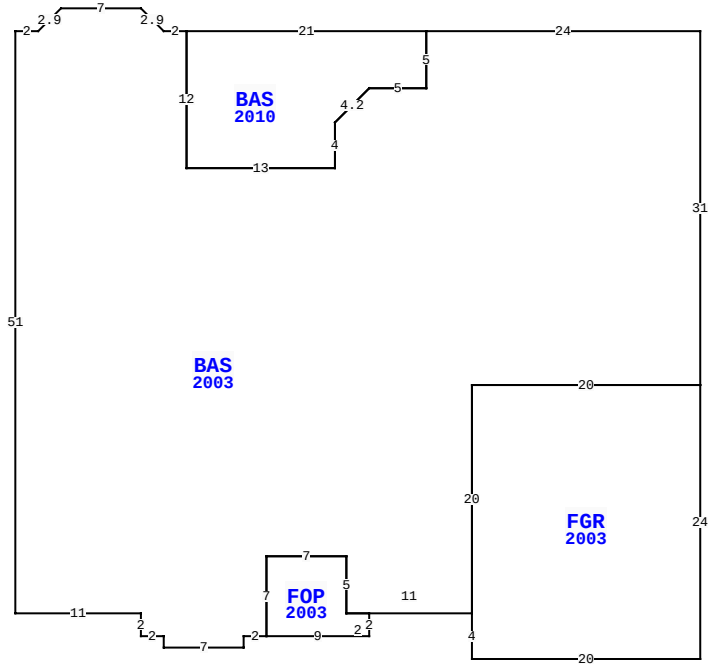
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2003	2,472	427,598
BAS	201	100	2010	201	34,768
FGR	480	55	2003	264	45,666
FOP	53	30	2003	16	2,767
TOTALS	3,206			2,953	510,800

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	193.27	570,726	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2004 Heated Area: 2673 HX Base Yr 2004



489 CROSSWIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		510,800
TOTAL MARKET OB/XF VALUE		14,913
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		825,713
SOH/AGL Deduction		417,776
ASSESSED VALUE		407,937
TOTAL EXEMPTION VALUE	HX HB VX VP	337,494
BASE TAXABLE VALUE		70,443
TOTAL JUST VALUE		825,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100620	XFOB	4,050	04/16/2010
20100562	REMODEL	300	04/06/2010
20100453	ADDITION	14,000	03/16/2010
20080882	XFOB	4,500	05/23/2008
012383	NEW CONSTR	280,000	10/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/294	8/07/2023	LE	U	I	11	100
GRANTOR: FERRY JOHN & CARYL						
GRANTEE: FERRY JOHN V III						
1140/1388	5/28/2003	WD	Q	I		289,600
GRANTOR: BEAZER HOMES CORP						
GRANTEE: FERRY JOHN & CARYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 BAS=[YR=2010] W21 S12 E13 N4 R3 U3 E5N5$ S5W5 D3 L3 S4 W13 N12 W2 U2 L2 W7 D2 L2 W2 S51 E11S2 E2 S1 E7 N1 E2 FOP=[YR=2003] E9 N2 W2 N5 W7 S7 $ N7 E7 S5 E11 FGR=[YR=2003] S4 E20 N24 W20 S20 $ N20 E20 N31 $.

EXTRA FEATURES

LN	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	2003	2003	3	86	3,010	
2	0835	QUARY TILE	0	100	5	8	40.00	SF	20.00	20.00	100	2009	2009	3	89	712	
3	0835	QUARY TILE	0	100	10	8	80.00	SF	15.00	15.00	100	2009	2009	3	89	1,068	
4	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2014	2014	3	94	276	
5	0855	CONC PAVER	0	100	0	0	672.00	SF	7.00	7.00	100	2014	2014	3	94	4,422	
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2003	2003	3	20	48	
7	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	100	2003	2003	3	30	179	
8	1244	WD DECK EX	0	100	22	13	286.00	SF	18.50	18.50	100	2008	2008	3	48	2,540	
9	1241	WD DECK G	0	100	4	7	28.00	UT	11.50	11.50	100	2008	2008	3	48	155	
10	0911	SCRN RM A	0	100	22	13	286.00	SF	21.88	21.88	100	2010	2010	3	40	2,503	

TOTAL OB/XF 14,913

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS