LOT 48
SEASIDE PB 6/161

PARCHINSKI ANTHONY JR/PARCHINSKI HAVEN C
491 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0048-0000

BUILDING CHARACTERISTICS

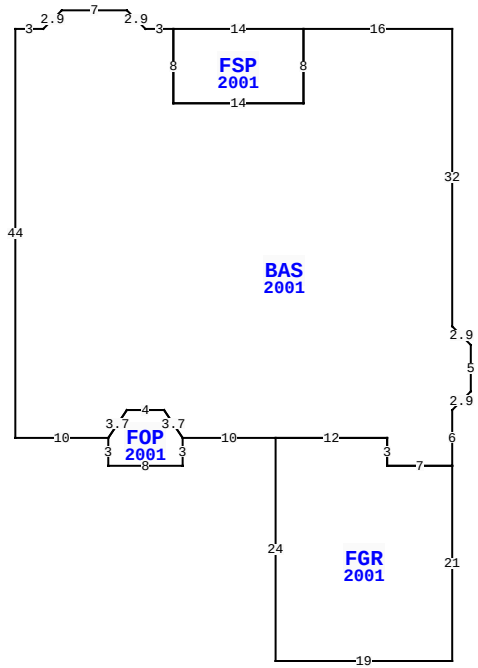
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	2001	1,991	346,029
FGR	435	55	2001	239	41,537
FOP	42	30	2001	13	2,259
FSP	112	40	2001	45	7,821
TOTALS	2,580			2,288	397,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,288	124.2934	196.38	449,317	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2005 Heated Area: 1991 HX Base Yr 2005



491 CROSSWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		397,646
TOTAL MARKET OB/XF VALUE		16,694
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		714,340
SOH/AGL Deduction		373,583
ASSESSED VALUE		340,757
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		285,035
TOTAL JUST VALUE		714,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,605

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

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 $.

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	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	100	3	9	27.00	SF	9.50	9.50	100	2001	2001	3	79	203	
3	0855	CONC PAVER	0	100	0	0	1,040.00	SF	7.00	7.00	100	2014	2014	3	94	6,843	
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	79	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	83	498	
9	0476	VF 6 SBPL	0	100	0	0	213.00	LF	32.00	32.00	100	2013	2013	3	83	5,657	

LAND DESCRIPTION

TOTAL OB/XF 16,694

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