

LOT 50
SEASIDE PB 6/161

BECKLEY JAMES T & JEAN ANN C L/E/
495 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0050-0000



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 Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	2000	2,296	372,617
FGR	550	55	2000	302	49,012
FOP	35	30	2000	10	1,623
FSP	162	40	2000	65	10,549
FUS	1,162	100	2000	1,162	188,580

TOTALS	4,205			3,835	622,381
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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	4	7	28.00	SF	9.50
3	0810	CONCRETE A	0	100	0	0	1,270.00	SF	6.50
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00
5	1242	WD DECK A	0	100	20	4	80.00	SF	10.00
6	1241	WD DECK G	0	100	14	9	126.00	UT	11.50

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	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	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	3,835	116.7210	184.42	707,251	2000	2000		0	0	12.00	88.00
1 SFR CUST - 100% - 2021 Heated Area: 3458 HX Base Yr 2021												

495 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	2000	2000	3	83	2,905	
2	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	2000	2000	3	77	205	
3	0810	CONCRETE A	0	100	0	0	1,270.00	SF	6.50	6.50	100	2000	2000	3	77	6,356	
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2000	2000	3	20	96	
5	1242	WD DECK A	0	100	20	4	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
6	1241	WD DECK G	0	100	14	9	126.00	UT	11.50	11.50	100	2001	2001	3	28	406	

TOTAL OB/XF									
10,128									

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					622,381				
TOTAL MARKET OB/XF VALUE					10,128				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					932,509				
SOH/AGL Deduction					370,076				
ASSESSED VALUE					562,433				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					511,711				
TOTAL JUST VALUE					932,509				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					829,564				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041476	REPAIR/RRF	0	08/17/2004
2002461	NEW CONSTR	215,041	03/16/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2691/743	1/29/2024	LE	U	I	11	100			
GRANTOR: BECKLEY JAMES T & JEA									
GRANTEE: BECKLEY MARY SULLIV									
2332/1427	1/16/2020	WD	Q	I	01	571,285			
GRANTOR: DANIELS PHILLIP JAY									
GRANTEE: BECKLEY JAMES T & J									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W2 U2 L2 W7 L2 D2 W18 U2 L2 W7 L2 D2 W2 FSP=[YR=2000] W17 S10 E13 U4 R4 N6 \$ S6 L4 D4 W13 S31 FGR=[YR=2000] S22 E25 N22 W25 \$ E37N3 FOP=[YR=2000] E7 N5 W7 S5 \$ N5 E7 S5 E6 S4 E7 N4 E4 N38 \$ PTR= E15 FUS=[YR=2000] E29 S38 W9 S3 W20 N41 \$ W15 \$.									