LOT 52
SEASIDE PB 6/161

TEIXEIRA DAVID JR & MELISSA
40 OAK POINT
WRENTHAM, MA 02093

2025

00-00-31-1679-0052-0000

BUILDING CHARACTERISTICS

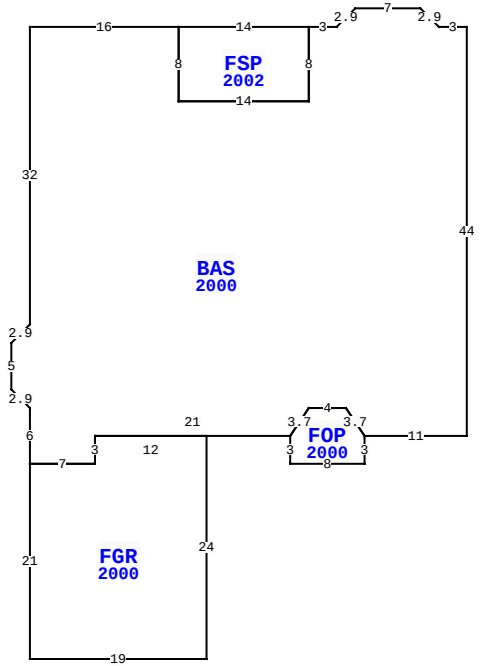
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2000	1,991	333,141
FGR	435	55	2000	239	39,990
FOP	42	30	2000	13	2,175
FSP	112	40	2002	45	7,529
TOTALS	2,580			2,288	382,835

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	120.3440	190.14	435,040	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 2023 Heated Area: 1991 HX Base Yr



499 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	382,835
TOTAL MARKET OB/XF VALUE	14,038
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	696,873
SOH/AGL Deduction	31,370
ASSESSED VALUE	665,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	665,503
TOTAL JUST VALUE	696,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0882	1/05/2022	WD	Q	I	01	575,000
GRANTOR: HOFSTEDT ELIZABETH X						
GRANTEE: TEIXEIRA DAVID JR &						
2165/0765	12/02/2017	QC	U	I	11	159,300
GRANTOR: HOFSTEDT TODD A						
GRANTEE: HOFSTEDT ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W3 U2 L2 W7 L2 D2 W3 FSP=[YR=2002] W14 S8 E14 N8 $ S8 W14 N8 W16 S32 L2 D2 S5 D2 R2 S6 FGR=[YR=2000] S21 E19 N24 W12 S3 W7$ E7 N3 E21 FOP=[YR=2000] S3 E8 N3 L2 U3 W4 D3 L2 $ R2 U3 E4 D3 R2 E11 N44 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0819	CONC 12"	0	0	3	9	27.00	SF	9.50	9.50	100	2000	2000	3	77	198	
3	0810	CONCRETE A	0	0	76	16	1,216.00	SF	6.50	6.50	100	2000	2000	3	77	6,086	
4	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	2001	2001	3	79	976	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
6	0476	VF 6 SBPL	0	0	0	0	214.00	LF	32.00	32.00	100	2001	2001	3	52	3,561	

LAND DESCRIPTION

TOTAL OB/XF 14,038

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	0		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