LOT 53
SEASIDE PB 6/161

MANN DAVID LAWRENCE & DEBRA CONKLIN
9 MANHATTEN AVE #1
JERSEY CITY, NJ 07307

2025

00-00-31-1679-0053-0000

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 70
Interior Floo	15	HARDTILE 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

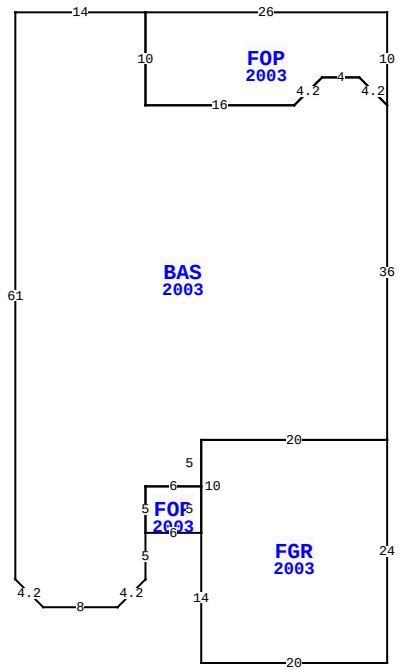
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2003	1,874	331,387
FGR	480	55	2003	264	46,684
FOP	30	30	2003	9	1,591
FOP	239	30	2003	72	12,732
TOTALS	2,623			2,219	392,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,219	125.0480	197.58	438,430	2003	2003	0	0	0	10.50	89.50

1 SFR CUST – 0% - 2024 Heated Area: 1874 HX Base Yr



501 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	392,395
TOTAL MARKET OB/XF VALUE	7,220
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	699,615
SOH/AGL Deduction	32,020
ASSESSED VALUE	667,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	667,595
TOTAL JUST VALUE	699,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032309	NEW CONSTR	250,000	01/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/1448	10/06/2023	WD	Q	I	01	675,000
GRANTOR: COYLE LYNNE A						
GRANTEE: MANN DAVID LAWRENCE						
2196/0914	5/11/2018	WD	Q	I	01	368,000
GRANTOR: FRANCKE KYLIE						
GRANTEE: COYLE LYNNE A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W26 BAS=[YR=2003] W14 S61 D3 R3 E8 U3 R3 N5 FOP=[YR=2003] E6 FGR=[YR=2003] S14 E20 N24 W20 S10 $ N5 W6 S5$ N5 E6 N5 E20 N36 L3 U3 W4 D3 L3 W16 N10 $ S10 E16 U3 R3 E4 D3 R3 N10 $.

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	2003	2003	3	86	3,010	
2	0819	CONC 12"	0	0	5	6	30.00	SF	9.50	9.50	100	2003	2003	3	82	234	
3	0810	CONCRETE A	0	0	18	4	72.00	SF	6.50	6.50	100	2003	2003	3	82	384	
4	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	2003	2003	3	82	3,496	
5	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	20	48	
6	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2003	2003	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 7,220

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