LOT 54
IN OR 1578/1111
SEASIDE PB 6/161

SCHRAFT WILLET R & SUSAN K
503 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1679-0054-0000

BUILDING CHARACTERISTICS

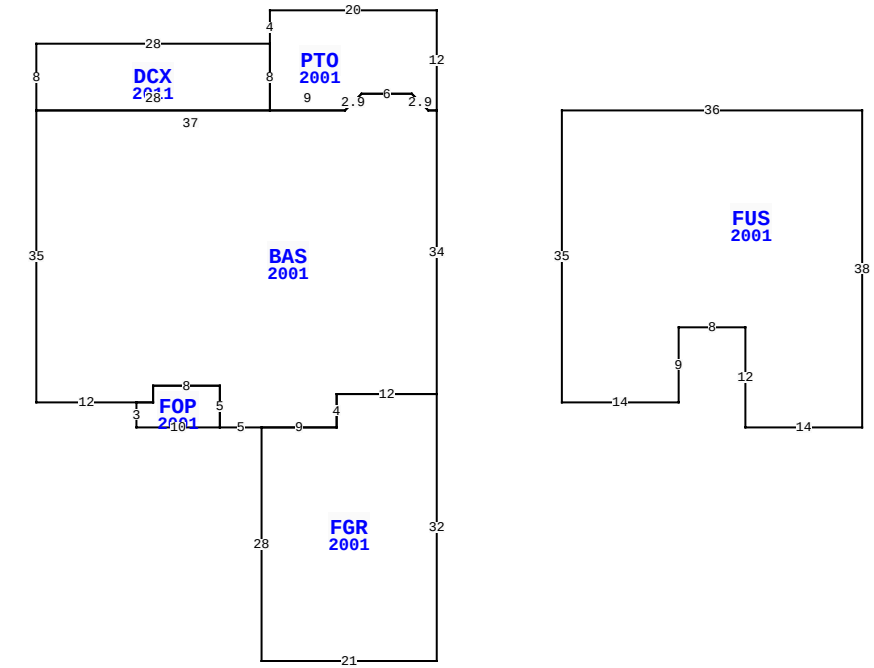
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,710	100	2001	1,710	284,086
DCX	224	15	2011	34	5,648
FGR	636	55	2001	350	58,146
FOP	46	30	2001	14	2,326
FUS	1,230	100	2001	1,230	204,343
PTO	224	5	2001	11	1,828
TOTALS	4,070			3,349	556,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,349	118.8088	187.72	628,674	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2010 Heated Area: 2940 HX Base Yr 2010



503 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 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		556,376
TOTAL MARKET OB/XF VALUE		48,665
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		905,041
SOH/AGL Deduction		442,075
ASSESSED VALUE		462,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,244
TOTAL JUST VALUE		905,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		807,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190113	PAVERS	0	12/18/2019
20121471	INSTALL WATER HEA	500	07/23/2012
20112033	GAS	450	11/14/2011
20112003	XFOB	5,423	11/08/2011
20111584	SWIM POOL	28,000	09/09/2011
20111585	OTHER	1,200	09/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1111	7/25/2008	WD	Q	I		499,900
GRANTOR: MERCER BUCKLEY H & BE						
GRANTEE: SCHRAFT WILLET R &						
1235/1031	6/04/2004	WD	Q	I		385,000
GRANTOR: WRIGHT JEFFERY A &						
GRANTEE: MERCER BUCKLEY H &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W20 S4 DCX=[YR=2011] W28S8 BAS=[YR=2001] S35 E12 FOP=[YR=2001] S3 E10 N5 W8 S2 W2 $ E2 N2 E8 S5 E5 FGR=[YR=2001] S28 E21 N32 W12 S4 W9$ E9 N4 E12 N34 W1 U2 L2 W6 L2 D2 W37$ E28N8$ S8E9 U2 R2 E6 R2 D2 E1N12$ PTR= E15S12 FUS=[YR=2001] E36 S38 W14 N12 W8 S9 W14 N35 $N12W15 $.

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	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2011	2011	3	91	146	
3	0855	CONC PAVER	0	100	4	5	20.00	SF	10.00	10.00	100	2011	2011	3	91	182	
4	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2001	2001	3	20	96	
5	0855	CONC PAVER	0	100	0	0	1,253.00	SF	10.00	10.00	100	2020	2020	3	98	12,279	
6	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	2001	2001	3	79	150	
7	1241	WD DECK G	0	100	7	3	21.00	UT	11.50	11.50	100	2001	2001	3	28	68	
8	0911	SCRN RM A	0	100	0	0	224.00	SF	35.00	35.00	100	2002	2002	3	20	1,568	
9	0830	FLAGSTONE	0	100	48	3	144.00	SF	6.00	6.00	100	2011	2011	3	91	786	
10	0861	POOL GUNIT	0	100	0	0	203.00	SF	170.00	170.00	100	2011	2011	3	60	20,706	

TOTAL OB/XF 38,921

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 06/04/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		905,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		807,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111586	ELEC OTHER	650	09/09/2011
20111440	XFOB	2,508	08/18/2011
20020668	XFOB	5,000	04/18/2002
20011726	XFOB	3,000	07/27/2001
2003492	NEW CONSTR	280,000	07/16/2000

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0845	KOOL DECK	0	100	0	0	245.00	SF	13.27	13.27	100	2011	2011	3	91	2,958	
12	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450	
13	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2011	2011	3	45	1,800	
14	0910	SCRN RM L	0	100	24	28	672.00	SF	15.00	15.00	100	2011	2011	3	45	4,536	

LAND DESCRIPTION

TOTAL OB/XF 9,744

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

REVIEW DATE 06/04/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS