

CROSS JAMES D & KARA M
96229 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

47-3N-28-5001-0019-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		7	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 7								Tax Dist:					
BUILDING MARKET VALUE								950,251					
TOTAL MARKET OB/XF VALUE								182,503					
TOTAL LAND VALUE - MARKET								520,000					
TOTAL MARKET VALUE								1,652,754					
SOH/AGL Deduction								153,343					
ASSESSED VALUE								1,499,411					
TOTAL EXEMPTION VALUE								HX HB		50,722			
BASE TAXABLE VALUE								1,448,689					
TOTAL JUST VALUE								1,652,754					
NCON VALUE								476,032					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								1,191,228					
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
SP240004794				IN GROUND CONCRET				23,000		04/25/2024			
B230009789				INTERIOR REMODEL				250,000		07/31/2023			
B201797				WD DECK				38,000		04/01/2020			
B23634				XFOB				51,000		06/01/2010			
941346				NEW CONSTR				1,152		10/01/1994			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S N CD	SALE PRICE					
2516/0683		11/23/2021		WD	Q	I	01	975,000					
GRANTOR: ROSE RICHARD H & JULI													
GRANTEE: CROSS JAMES D & KAR													
1604/0002		1/30/2009		WD	U	I	12	1,185,000					
GRANTOR: REDMOND THOMAS A													
GRANTEE: ROSE RICHARD H & JU													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=25,7] E30 N11 E16 S10 E16 S35 W16 S2 W3 W2 N2 W6 S2 W5 N2 W16 N20 W14 N14 \$ FUS=[YR=1993;ORIG=160,31] N35 W42 S35 E16 S3 E10 N3 E16 \$ FGR=[YR=1993;ORIG=-26,2] W16 S28 W8 S17 E8 E16 N37 N8 \$ STR=[YR=2008;ORIG=65,51] S6 E7 S5 W12 N11 E5 \$ BAL=[YR=1993;ORIG=68,43] S8 W3 W7 N8 E2 E8 \$ FOP=[YR=1993;ORIG=60,43] N2 E6 S2 W6 \$ SFB=[YR=2025;ORIG=-42,47] W8 W8 S3 E2 S7 E12 N7 E2 N3 \$ BAS=[YR=2025;ORIG=-58,47] E8 N17 E8 N28 W16 S11 S34 \$ BAS=[YR=2025;ORIG=-58,47] W16 N20 W14 N14 E4 E26 S34 \$ UOP=[YR=2025;ORIG=-84,13] E26 N11 N6 W16 S4 W10 S13 \$ UOP=[YR=2025;ORIG=-58,-4] E16 S6 W16 N6 \$													
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
20,000													
Common: 520,000													
PRINTED 07/30/2025 BY SYS													

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