LOT 1
OAK GROVE PLACE PB 3/2

POWELL JANET
487 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0001-0000

BUILDING CHARACTERISTICS

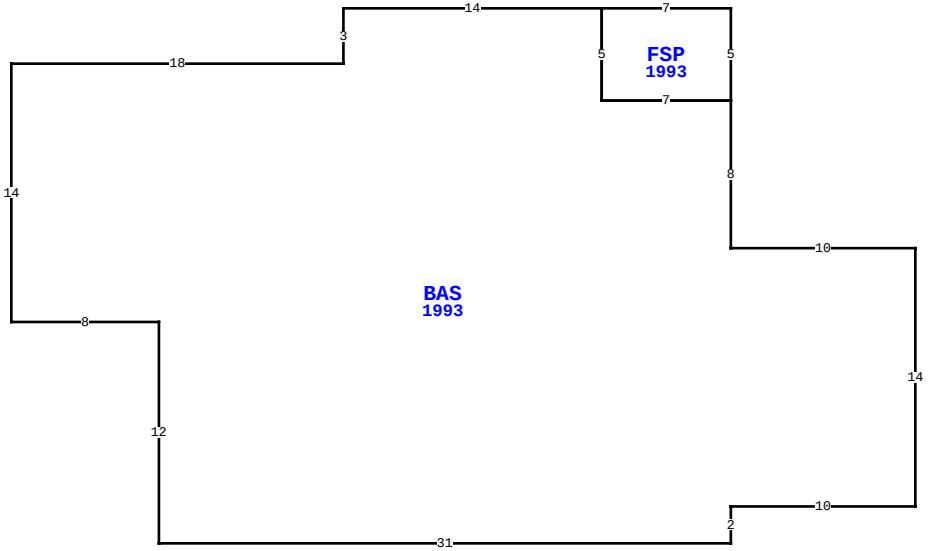
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1993	1,086	50,043
FSP	35	40	1993	14	645
TOTALS	1,121			1,100	50,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	87.7680	92.16	101,376	1940	1940	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 1086 HX Base Yr



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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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
2	0510	GARAGE WD-	0	0	12	29	348.00	SF	35.00	35.00	100	1985	1985	3	20	2,436	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	50,688
TOTAL MARKET OB/XF VALUE	2,436
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	253,124
SOH/AGL Deduction	35,526
ASSESSED VALUE	217,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,598
TOTAL JUST VALUE	253,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121340	RE-ROOF	4,505	07/09/2012
20060604	H/AC	4,350	03/23/2006
20060576	REMODEL	500	03/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/1157	3/10/2026	TD	Q	I	01	300,000
GRANTOR: FILLET-GENTRY TRUST						
GRANTEE: POWELL JANET						
1043/1601	3/15/2002	QC	Q	I	06	100
GRANTOR: GENTRY KATHELLN A & F						
GRANTEE: GENTRY FREDERICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N8 FSP=[YR=1993] N5 W7 S5 E7 $ W7 N5 W14 S3 W18 S14 E8 S12 E31 N2 E10 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 2,436

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	0003	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS