LOT 55
IN OR 2491/719
SEASIDE PB 6/161

WILLIAMSON TONG & STEPHEN L
505 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1679-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

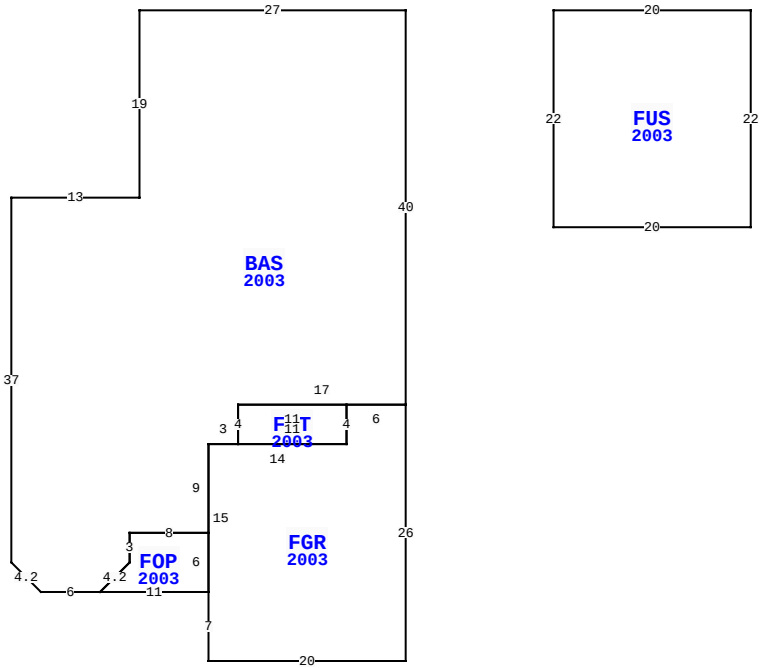
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1,688	276,441
FGR	464	55	255	41,761
FOP	53	30	16	2,620
FST	44	55	24	3,930
FUS	440	100	440	72,058
TOTALS	2,689		2,423	396,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,423	126.9884	180.96	438,466	2003	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2023 Heated Area: 2128 HX Base Yr 2023



505 CROSSWIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,812
TOTAL MARKET OB/XF VALUE		9,487
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		631,299
SOH/AGL Deduction		0
ASSESSED VALUE		631,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		581,299
TOTAL JUST VALUE		631,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033371	NEW CONSTR	145,000	06/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0719	8/27/2021	WD	Q	I	01	649,000
GRANTOR: RICHARDSON BRADLEY S						
GRANTEE: WILLIAMSON TONG & S						
1471/1480	1/16/2007	WD	U	I	07	100
GRANTOR: BEAZER HOMES CORP						
GRANTEE: RICHARDSON BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 S19 W13 S37 D3 R3 E6 FOP=[YR=2003] E11 FGR=[YR=2003] S7 E20 N26 W6 FST=[YR=2003] W11 S4 E11 N4 $ S4 W14 S15 $ N6 W8 S3 D3 L3 $ U3 R3 N3E8 N9 E3 N4 E17 N40 $ PTR= E15 FUS=[YR=2003] E20 S22 W20 N22 $ W15 $.

EXTRA FEATURES

L N	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	2003	2003	3	88	3,080	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	2003	2003	3	84	200	
3	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2003	2003	3	84	246	
4	0810	CONCRETE A	0	100	58	16	928.00	SF	6.50	6.50	100	2003	2003	3	84	5,067	
5	1242	WD DECK A	0	100	19	13	247.00	SF	15.00	15.00	100	2003	2003	3	22	815	
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2003	2003	3	22	79	

LAND DESCRIPTION

TOTAL OB/XF 9,487

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/02/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS