

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

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

2024

00-00-31-1679-0055-0000



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 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
------------------	---------

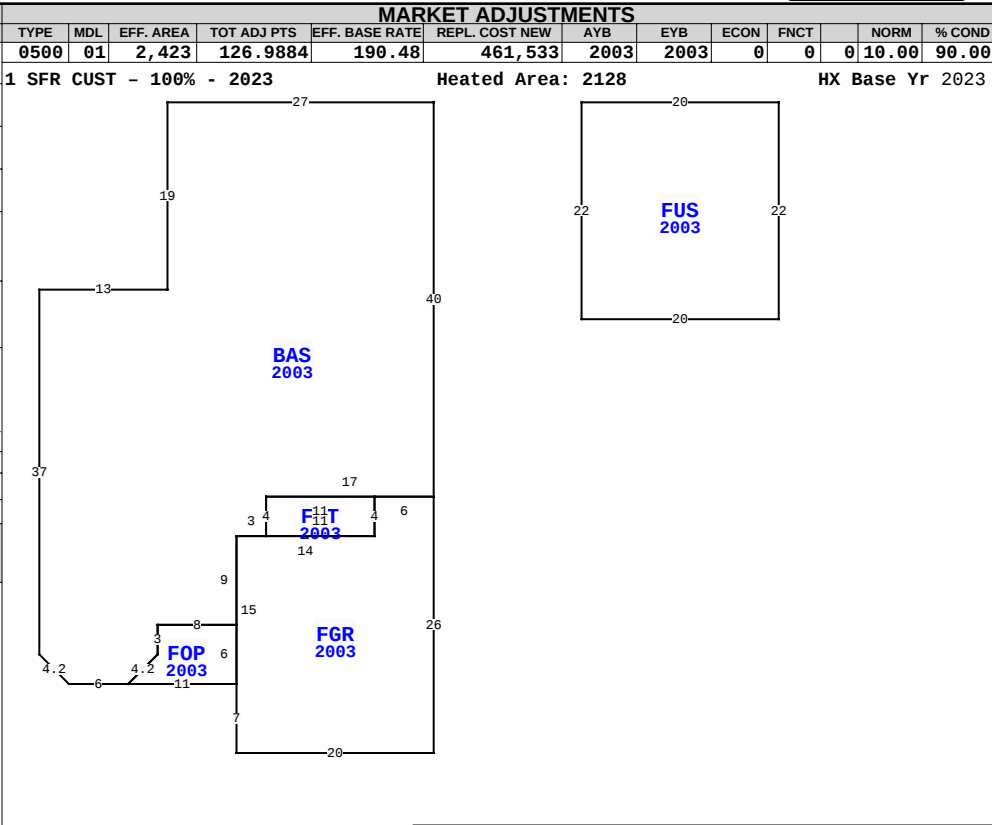
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1,688	289,377
FGR	464	55	255	43,715
FOP	53	30	16	2,743
FST	44	55	24	4,115
FUS	440	100	440	75,430

TOTALS	2,689		2,423	415,380
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50
3	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50
4	0810	CONCRETE A	0	100	58	16	928.00	SF	6.50
5	1242	WD DECK A	0	100	19	13	247.00	SF	15.00
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00

REVIEW DATE	04/03/2024	BY	KBA
-------------	------------	----	-----



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

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	87	3,045	
2	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	2003	2003	3	83	197	
3	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2003	2003	3	83	243	
4	0810	CONCRETE A	0	100	58	16	928.00	SF	6.50	6.50	100	2003	2003	3	83	5,007	
5	1242	WD DECK A	0	100	19	13	247.00	SF	15.00	15.00	100	2003	2003	3	21	778	
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2003	2003	3	21	76	

TOTAL OB/XF													9,346		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000.00				

Total Acres:	0.00	Total Land Value:	225,000	Market:	0	Agricultural:	0	Common:	225,000
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		415,380			
TOTAL MARKET OB/XF VALUE		9,346			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		649,726			
SOH/AGL Deduction		0			
ASSESSED VALUE		649,726			
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE		599,726			
TOTAL JUST VALUE		649,726			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		631,299			

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
2491/0719	8/27/2021	WD Q	I	I	01
GRANTOR: RICHARDSON BRADLEY S					SALE PRICE
GRANTEE: WILLIAMSON TONG & S					649,000
1471/1480	1/16/2007	WD U	I	I	07
GRANTOR: BEAZER HOMES CORP					100
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 \$.									