LOT 368
HERON ISLES #2 PB 7/218

WILLIAMSON TONG T & STEPHEN L
505 CROSSWIND DR
FERNANINDA BEACH, FL 32034

2025

37-3N-28-0740-0368-0000

BUILDING CHARACTERISTICS

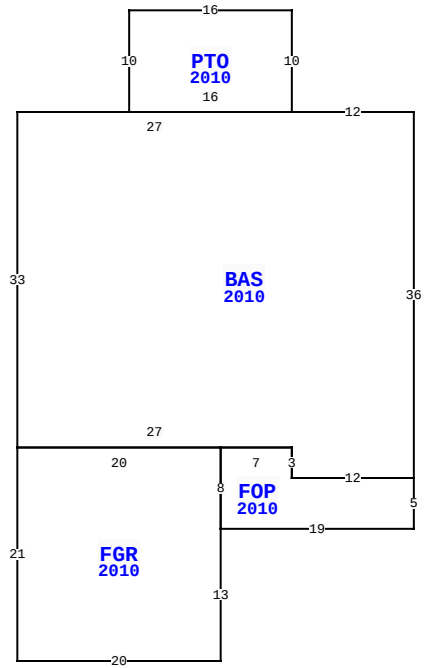
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	2010	1,323	151,668
FGR	420	55	2010	231	26,482
FOP	116	30	2010	35	4,012
PTO	160	5	2010	8	917
TOTALS	2,019			1,597	183,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,597	122.7366	122.74	196,016	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1323 HX Base Yr



BLD DATE	01/21/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/13/2025 MLU
INC DATE			AG DATE	

96397 COMMODORE POINT DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	183,079
TOTAL MARKET OB/XF VALUE	3,098
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	251,177
SOH/AGL Deduction	0
ASSESSED VALUE	251,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,177
TOTAL JUST VALUE	251,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23550	CO ISSUED	0	08/01/2010
M15389	H/AC	0	06/01/2010
B23550	NEW CONSTR	148,252	05/01/2010
P14276	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1201	10/15/2021	WD	Q	I	01	269,900
GRANTOR: STANTON THOMAS CHARLE						
GRANTEE: WILLIAMSON TONG T &						
2094/1777	1/13/2017	WD	Q	I	01	145,000
GRANTOR: BINGHAM CHARLES S, AS						
GRANTEE: STANTON THOMAS CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 PTO=[YR=2010] N10 W16 S10 E16 $ W27 S33 FGR=[YR=2010] S21 E20 N13 FOP=[YR=2010] E19 N5 W12 N3 W7 S8 $ N8 W20 $ E27 S3 E12 N36 $.

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	0811	CONCRETE B	0	0	0	0	662.00	SF	5.20	5.20	100	2010	2010	3	90	3,098	

LAND DESCRIPTION

TOTAL OB/XF 3,098

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS