LOT 47
NORTH HAMPTON #4 PB 6/384

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

2026

12-2N-27-1462-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

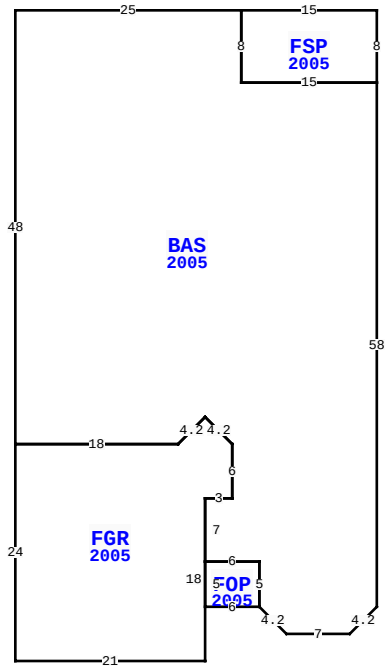
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2005	2,115	270,887
FGR	531	55	2005	292	37,400
FOP	30	30	2005	9	1,153
FSP	120	40	2005	48	6,148
TOTALS	2,796			2,464	315,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	102.3840	142.31	350,652	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 0 Heated Area: 2115 HX Base Yr



95146 HITHER HILLS WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,587
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	423,632
SOH/AGL Deduction	0
ASSESSED VALUE	423,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,632
TOTAL JUST VALUE	423,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15705	ELEC OTHER	2,000	09/01/2005
M10350	MECH OTHER	0	09/01/2005
P09950	OTHER	0	08/01/2005
R07971	REPAIR/RRF	5,000	07/01/2005
B15691	NEW CONSTR	230,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1250	5/28/2021	WD	Q	I	01	363,300
GRANTOR: SWIFT IRINA K & ROBER						
GRANTEE: WILLIAMSON TONG T &						
1386/1875	2/06/2006	WD	U	I	12	274,100
GRANTOR: MORRISON HOMES INC						
GRANTEE: SWIFT IRINA K & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W15BAS=[YR=2005] W25S48 FGR=[YR=2005]
S24E21N18E3N6 U3 L3 D3 L3 W18$E18 R3 U3 D3 R3 S6W3S7
FOP=[YR=2005] S5E6N5W6$E6S5 D3 R3 E7 U3 R3 N58W15N8$S8E15N8$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS