

LOT 69
IN OR 928/1990
MARSH LAKES PB 5/159-167

TAN WILLIAM L & TONDA M
97074 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4015.00	

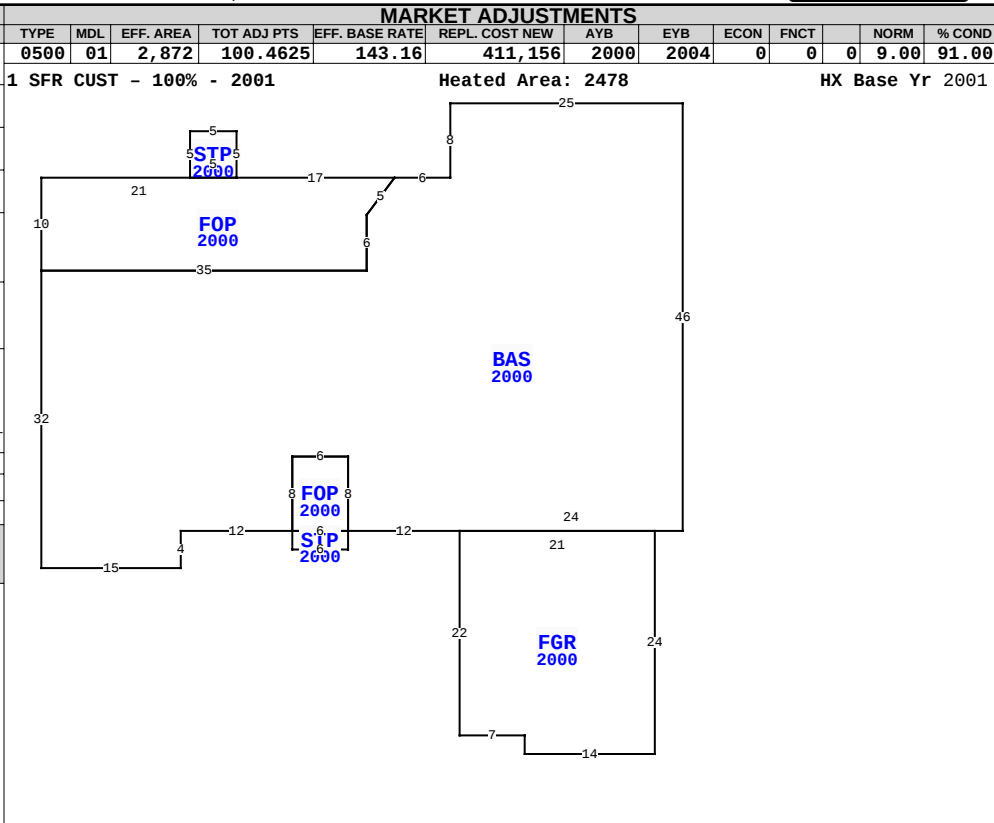
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,478	100	2,478	322,823
FGR	490	55	270	35,174
FOP	48	30	14	1,824
FOP	356	30	107	13,939
STP	12	10	1	130
STP	25	10	2	260

TOTALS	3,409		2,872	374,152
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0812	CONCRETE C	0	100	0	0	1,992.00	SF	4.00	4.00	
4	1125	CB/STC 6"	0	100	15	6	90.00	SF	7.35	7.35	
5	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	
6	1076	TRELLIS A	0	100	14	10	140.00	SF	7.50	7.50	
7	0855	CONC PAVER	0	100	0	0	544.00	SF	10.00	10.00	

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

REVIEW DATE 02/05/2020 BY KWA



97074 WOODSTORK LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
15,023											

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		374,152	
TOTAL MARKET OB/XF VALUE		15,023	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		514,175	
SOH/AGL Deduction		227,606	
ASSESSED VALUE		286,569	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		236,569	
TOTAL JUST VALUE		514,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,073	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2003092	REPAIR/RRF	12,750	04/01/2020
9905732	NEW CONSTR	123,593	02/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0928/1990	4/18/2000	WD	Q	I	
GRANTOR: ALMAND-DAVIS BUILDERS					259,900
GRANTEE: TAN WILLIAM & TONDA					
0716/1715	10/26/1994	WD	U	V	09
GRANTOR: AMELIA ISLAND COMPANY					100,000
GRANTEE: ALMAND-DAVIS BUILDERS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W25 S8 W6 FOP=[YR=2000] W17 STP=[YR=2000] N5 W5 S5 E5 \$ W21 S10 E35 N6 R3 U4 \$ D4 L3 S6 W35S32 E15 N4 E12 STP=[YR=2000] S2 E6 N2 FOP=[YR=2000] N8 W6 S8 E6 \$ W6 \$N8 E6 S8 E12 FGR=[YR=2000] S22 E7 S2 E14 N24 W21 \$ E24 N46 \$.											

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