LOT 70
IN OR 1735/752
MARSH LAKES PB 5/159-167

DAVIS BECKY MELINDA
97106 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0070-0000

BUILDING CHARACTERISTICS

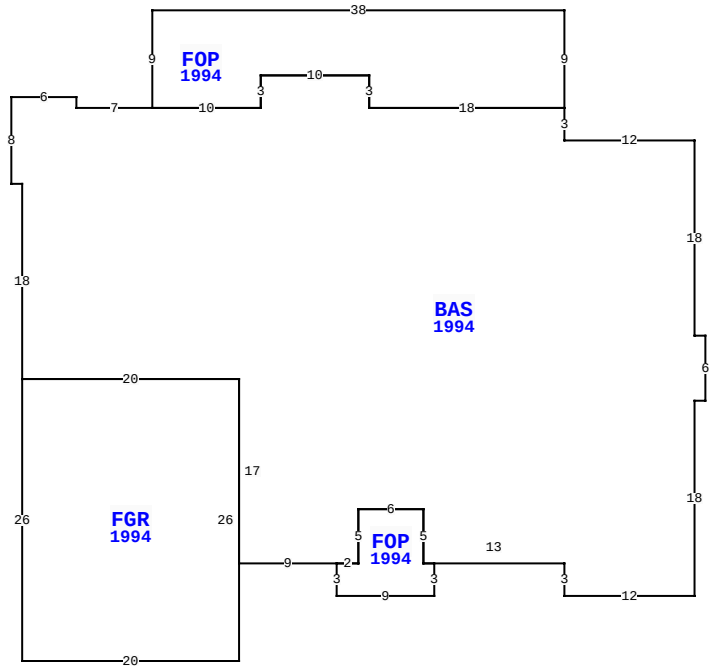
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,283	100	2,283	294,369
FGR	520	55	286	36,877
FOP	57	30	17	2,192
FOP	312	30	94	12,120
TOTALS	3,172		2,680	345,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,680	105.2160	149.93	401,812	1994	1994	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2012 Heated Area: 2283 HX Base Yr 2012



97106 WOODSTORK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		345,558
TOTAL MARKET OB/XF VALUE		28,949
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		499,507
SOH/AGL Deduction		234,763
ASSESSED VALUE		264,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,744
TOTAL JUST VALUE		499,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003846	WINDOWS	36,760	03/11/2022
9401475	XFOB	5,305	12/01/1994
94 01397	SWIM POOL	14,000	10/01/1994
94-01093	NEW CONSTR	91,249	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1735/0752	4/22/2011	WD	Q	I	01	310,000
GRANTOR: KOEPPEL STEVEN L & SU						
GRANTEE: DAVIS BECKY MELINDA						
1077/0553	8/27/2002	WD	Q	I		293,300
GRANTOR: CLARK PAUL D & ELIZAB						
GRANTEE: KOEPPEL STEVEN L &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W38 S9 BAS=[YR=1994] W7 N1 W6 S8 E1 S18 FGR=[YR=1994] S26 E20 N26 W20 $ E20 S17 E9 FOP=[YR=1994] S3 E9 N3 W1 N5 W6 S5 W2 $ E2 N5 E6 S5 E13 S3 E12 N18 E1 N6 W1 N18 W12 N3 W18 N3 W10 S3 W10 $ E10 N3 E10 S3 E18 N9 $.

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	0812	CONCRETE C	0	100	0	0	1,645.00	SF	4.00	4.00	100	1994	1994	3	70	4,606	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
3	0845	KOOL DECK	0	100	0	0	598.00	SF	7.25	7.25	100	1994	1994	3	70	3,035	
4	0861	POOL GUNIT	0	100	13	28	364.00	SF	85.00	85.00	100	1994	1994	3	20	6,188	
6	0855	CONC PAVER	0	100	0	0	112.00	SF	5.00	5.00	100	2006	2006	3	88	493	
7	0910	SCRN RM L	1	100	38	28	1,064.00	SF	15.00	15.00	100	2023	2017		82	13,087	

LAND DESCRIPTION

TOTAL OB/XF 28,949

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS