

LESSMAN BONNIE
97144 WOODSTORK LANE
FERNANDINA BEACH, FL 32034-6869

37-2N-28-1320-0071-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo14CARPET 40

Air Condition Heating Type03CENTRAL 10004AIR DUCTED 100

Bedrooms Bathrooms Frame023 1002.5 100WOOD FRAME 100

Stories Units Occupancy1.001.1000 100NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4015.00

TOTALS4,3153,741489,963

Area TypeTotal Gross AreaPct Of BaseTot Adj AreaSubarea Market Value

BAS2,3391002,339306,342

BAS770100770100,848

FGR5115528136,803

FGR5045527736,279

FOP3230101,310

FSP15940648,382

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,74199.9000142.36532,56920012006008.0092.00

1 SFR CUST - 100% - 2021Heated Area: 3109HX Base Yr 2021

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/16/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE489,963

TOTAL MARKET OB/XF VALUE58,396

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE673,359

SOH/AGL Deduction231,173

ASSESSED VALUE442,186

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE392,186

TOTAL JUST VALUE673,359

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE589,546

PERMIT NUMDESCRIPTIONAMTISSUED

M2113203H/AC001/06/2021

M1806835H/AC007/03/2018

R1707036REPAIR/RRF26,22511/01/2017

R10486REPAIR/RRF6,50006/01/2007

P014628NEW CONSTR004/01/2001

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2402/157910/15/2020WDQI02650,000

GRANTOR: WEINSIER JAMES F & MA

GRANTEE: LESSMAN BONNIE

1365/165611/08/2005WDUI20620,000

GRANTOR: TARTAGLIONE-WILSON JI

GRANTEE: WEINSIER JAMES F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W22 S6 W6 D3L3 S6 W13 U4L4 N2 U3L3 W5 D3L3 S38 E12 N2 E5 E2 N2 E6 S2 E12 E23 N4 E3 N12 W4 N29 \$

BAS=[YR=2005;ORIG=0,0] N35 W22 S35 E22 \$

FGR=[YR=2001;ORIG=-22,45] S21 E2 E7 S2 E14 N23 W23 \$

FGR=[YR=2007;ORIG=-20,66] S24 E7 S2 E14 N24 W14 N2 W7 \$

FSP=[YR=2001;ORIG=-28,6] W23 D3R3 S2 D4R4 E13 N6 E3 N3 \$

FOP=[YR=2001;ORIG=-42,45] S2 E10 N2 W2 N2 W6 S2 W2 \$

EXTRA FEATURES

97144 WOODSTORK LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/16/2023MLU

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200120013863,010

21242WD DECK A010000192.00SF10.0010.0010020012001320384

30845KOOL DECK010000764.00SF7.257.25100200420043864,764

40871POOL HTR R0100001.00UT2,000.002,000.0010020042004324480

50861POOL GUNIT010000512.00SF85.0085.001002004200434017,408

60911SCRN RM A010029421,218.00SF17.5017.50100200420043245,116

70855CONC PAVER0100003,060.00SF10.0010.001002007200738927,234

LAND DESCRIPTION

TOTAL OB/XF58,396

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE01/10/2020BYTWATotal Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 08/02/2023 BY SYS