

LOT 72
IN OR 1320/1794
MARSH LAKES PB 5/159-167

YATES SAMUEL LEE JR
97148 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0072-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,604	100	2,604	327,745
DCK	86	10	9	1,133
FGR	724	55	398	50,093
FGR	546	55	300	37,759
FOP	160	30	48	6,041
FSP	468	40	187	23,536
FUS	1,252	100	1,252	157,579
PTO	170	5	8	1,006
TOTALS	6,010		4,806	604,893

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,900.00	SF	7.00	7.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00
4	0910	SCRN RM L	0 100	0	0	1,182.00	SF	15.00	15.00
5	0845	KOOL DECK	0 100	0	0	732.00	SF	7.25	7.25
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,806	97.0596	138.31	664,718	2001	2004	0	0	0	9.00	91.00

1 SFR CUST - 100% - 2006

Heated Area: 3856

HX Base Yr 2006

The floor plan diagram shows a large rectangular lot with several rooms and their dimensions. The rooms are labeled with their market value and year: BAS 2001, DCK 2006, FSP 2001, FGR 2009, FOP 2001, FUS 2001, and PTO 2006. The dimensions are provided for each room and the overall lot. The lot is divided into several sections, with the largest section being the BAS 2001 room. The other rooms are smaller and are located in the upper and lower right sections of the lot. The dimensions are provided in feet and inches.

BLD DATE

LGL DATE

XF DATE

LAND DATE

INC DATE

97148 WOODSTORK LN, FERNANDINA BEACH

AG DATE

06/16/2023

MLU

L N	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	0855	CONC PAVER	0 100	0	0	2,900.00	SF	7.00	7.00	100	2009	2009	3	91	18,473	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2006	2006	3	48	18,360	
4	0910	SCRN RM L	0 100	0	0	1,182.00	SF	15.00	15.00	100	2006	2006	3	31	5,496	
5	0845	KOOL DECK	0 100	0	0	732.00	SF	7.25	7.25	100	2006	2006	3	88	4,670	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620	

TOTAL OB/XF									
49,339									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		604,893	
TOTAL MARKET OB/XF VALUE		49,339	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		779,232	
SOH/AGL Deduction		368,335	
ASSESSED VALUE		410,897	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		360,897	
TOTAL JUST VALUE		779,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		665,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006319	REPAIR/RRF	18,500	08/01/2020
M1217633	H/AC	0	10/01/2012
E21915	ELEC OTHER	500	07/01/2009
R11923	REPAIR/RRF	1,400	06/01/2009
B18305	FOUNDATION	7,000	10/31/2006
B18461	SWIM POOL	33,300	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1320/1794	5/31/2005	WD	Q	I		577,000	
GRANTOR: LOYD BARRY W & SHANNO							
GRANTEE: YATES SAMUEL JR & B							
0927/0337	4/05/2000	WD	Q	V		64,000	
GRANTOR: F & M PARTNERSHIP							
GRANTEE: LOYD BARRY W & SHAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2009] W2N9 E24 S24 W22 N15\$ BAS=[YR=2001] W2 FSP=[YR=2001] N12 W39 DCK=[YR=2006] W8 PTO=[YR=2006] W17 S10 E17 N10 \$ S10 E5 S2 E3 N12 \$ S12 E39 \$ W42 N2 W22 S41 E8 S7 E3 S4 E8 N4 E3 FOP=[YR=2001] E20 FGR=[YR=2001] S17 E12 S2 E12 N32 W20 S5 W4 S8 \$ N8 W20 S8 \$ N8 E24 N5 E20 N33 \$ PTR= E45 FUS=[YR=2001] E12 S10 E20 N10 E12 S33 W44 N33 \$ W45 \$.									