

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,274	100	1,274	171,896
BAS	35	100	35	4,722
FGR	594	55	327	44,120
FOP	288	30	86	11,604
FSP	220	40	88	11,873
FUS	1,294	100	1,294	174,594
STR	18	10	2	270
STR	24	10	2	270

TOTALS	3,747		3,108	419,350
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	2,352.00	SF	5.20
2	0810	CONCRETE A	0	100	37	5	185.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
6	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00
7	0300	BOAT DCK W	1	100	0	0	184.00	SF	40.00
8	0855	CONC PAVER	1	100	0	0	334.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		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
0500	01	3,108	103.4816	147.46	458,306	1988	2005	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 2603									
HX Base Yr 2022									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
97149 WOODSTORK LN, FERNANDINA BEACH									
05/22/2023 MLU									

TOTAL OB/XF									
24,173									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 7									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2011809	H/AC	0	11/30/2020
R1514596	REPAIR/RRF	15,050	09/08/2015
2778	H/AC	5,556	10/25/1988
3199	NEW CONSTR	5,200	09/20/1988
5276	NEW CONSTR	4,400	08/05/1988
2778	NEW CONSTR	112,000	08/02/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2432/0704	2/05/2021	WD	Q	I	01	581,500	
GRANTOR: AXETELL MICHAEL K & K							
GRANTEE: ROBERTS CAPRITTA							
2052/1586	6/14/2016	WD	Q	I	02	375,000	
GRANTOR: FLEMING JUDITH B							
GRANTEE: AXETELL MICHAEL K &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W2 FSP=[YR=2007] N10 W14 STR=[YR=2016] N3 W8 S3 E8\$ W8 S10 E22\$ W22 N10 W15 S6 W1 S15 BAS=[YR=2007] W7 FGR=[YR=1993] N10 W22 S27 E22 N17\$ S5 E7N5\$ S17 E2 FOP=[YR=1993] S8 E15 STR=[YR=2016] S3 E6 N3 W6\$ E21 N8 W36\$ E38 N28\$ PTR=E10 FUS=[YR=1993] E5 N6 E7 S6 E16 N6 E7 S6 E5 S28 W7 S6 W5 N6 W5 S6 W5 N6 W6 S6 W5 N6 W7 N28\$ W10\$.									