

LOT 74
IN OR 1744/1782
MARSH LAKES PB 5/159-167

SHUMAN PATRICK H & CATHY H
97147 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories		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	1,943	100	1,943	268,504
BAS	484	100	484	66,884
DCK	470	10	47	6,495
FGR	528	55	290	40,075
FOP	24	30	7	967
STP	24	10	2	277
USP	220	30	66	9,121
TOTALS	3,693		2,839	392,323

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	4,358.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0300	BOAT DCK W	0	100	0	0	184.00	SF	40.00	40.00
4	0830	FLAGSTONE	0	100	0	0	126.00	SF	12.00	12.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,839	108.9600	155.27	440,812	1992	2000	0	0	0	11.00
1 SFR CUST - 100% - 2014											
Heated Area: 2427											
HX Base Yr 2014											
97147 WOODSTORK LN, FERNANDINA BEACH											
BLD DATE: 05/22/2023 MLU											
XF DATE: 05/22/2023 MLU											
INC DATE: 05/22/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			392,323
TOTAL MARKET OB/XF VALUE			17,411
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			609,734
SOH/AGL Deduction			234,904
ASSESSED VALUE			374,830
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			324,830
TOTAL JUST VALUE			609,734
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			510,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003409	REPAIR/RRF	27,266	05/01/2020
B0047274	ADDITION	32,897	08/01/2000
8071	NEW CONSTR	88,200	05/07/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1744/1782	6/23/2011	WD	Q	I	02
GRANTOR: WAAS WILLIAM T & MARY					
GRANTEE: SHUMAN PATRICK H &					
1218/0119	3/26/2004	WD	Q	I	
GRANTOR: MADDOX MATTHEW T & AL					
GRANTEE: WAAS WILLIAM T & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N3 W17 DCK=[YR=1993] W10 S3 W17 N3 W14 S16 E14 USP=[YR=1993] S5 E17 N5 W1 N9 W15 S9 W1 \$ E1 N9 E15 S9 E11 N16 \$ S16 W10 S5 W17 N5 W14 S40 E14 N12 E10 S1 FOP=[YR=1993] S4 STP=[YR=1993] S4 E6 N4 W6 \$ E6 N4 W6 \$ E6 S8 E12 FGR=[YR=2011] S19 E22 N24 BAS=[YR=2000] N22 W22 S22 E22 \$ W22 S5 \$ N27 E22 N23 \$.									

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