

LOT 76
IN OR 1870/639
MARSH LAKES PB 5/159-167

BRENNER RICHARD/PERKINS JOANN
97133 WOODSTORK LN
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 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
FGR	1,248	55	686	94,967
FOP	144	30	43	5,953
FOP	144	30	43	5,953
FOP	384	30	115	15,920
FOP	531	30	159	22,011
FST	36	55	20	2,769
FST	36	55	20	2,769
FST	1,211	55	666	92,199
FUS	2,454	100	2,454	339,723
SFB	230	80	184	25,473
TOTALS	6,682		4,417	611,473

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
2	0855	CONC PAVER	0	100	0	0	3,094.00	SF	7.00
3	0300	BOAT DCK W	0	100	0	0	224.00	SF	40.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,417	100.9360	143.83	635,297	2014	2014	0	0	0	96.25
1 SFR CUST - 100% - 2015											
Heated Area: 2638											
HX Base Yr 2015											
** This building has 12 Sub-Areas											
97133 WOODSTORK LN, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		611,473	
TOTAL MARKET OB/XF VALUE		38,301	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		849,774	
SOH/AGL Deduction		338,689	
ASSESSED VALUE		511,085	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		461,085	
TOTAL JUST VALUE		849,774	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		735,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327761	CO ISSUED	0	08/22/2014
B1327761	NEW CONSTR	395,246	09/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1870/0639	7/15/2013	WD Q	V	02	157,500
GRANTOR: BOGERT BRUCE & MARINE					
GRANTEE: BRENNER RICHARD & J					
1170/0803	9/11/2003	WD Q	V		157,500
GRANTOR: SIU MARY TANG CASSILD					
GRANTEE: BOGERT BRUCE & MARI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
STR=[YR=2014] W4 S22 FST=[YR=2014] W15 N5 FOP=[YR=2014] N12 W32 FGR=[YR=2014] W26 S48 E26 FOP=[YR=2014] S5 E5 STR=[YR=2014] S13 W5 S5 E17 N5 W5 N13 W7 \$ E13 N8 SFB=[YR=2014] N10 W8 FST=[YR=2014] S6 W6 N6 E6 \$ N5 W10 S15E18 \$W18S3\$ N48 \$ S12 E32 \$ W32 S18 E10 S5 E22 S17 E15 N35 \$ E4 N22\$ PTR= E30 FUS=[YR=2014] E14 N7 E11 FOP=[YR=2014] N5 E33 S8 E15 S9 W15 N5 W33 N7 \$ S7 E33 S5 E15 S35 W15 N17 W14 S10 FOP=[YR=2014] S8 W18 N8 E18 \$ W7 N6 FST=[YR=2014] N6W6 S6 E6 \$ S6 W11 S3 W26 N36 \$ W30 \$.									

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

TOTAL OB/XF									
38,301									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		