



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	12	HARDWOOD 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
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	3,080	100	3,080	487,032
FGR	878	55	483	76,375
FOP	424	30	127	20,082
FOP	680	30	204	32,258
FUS	953	100	953	150,695
PTO	40	5	2	316
STP	40	10	4	632
TOTALS	6,095		4,853	767,391

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,853	118.6800	169.12	820,739	2006	2008	0	0	0	6.50	93.50
1 SFR CUST - 100% - 2020 Heated Area: 4033 HX Base Yr 2020												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
97105 WOODSTORK LN, FERNANDINA BEACH										05/22/2023	MLU	

NASSAU COUNTY PROPERTY				PAGE 1 of 1		7
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 7				Tax Dist:		
BUILDING MARKET VALUE				767,391		
TOTAL MARKET OB/XF VALUE				77,490		
TOTAL LAND VALUE - MARKET				200,000		
TOTAL MARKET VALUE				1,044,881		
SOH/AGL Deduction				200,439		
ASSESSED VALUE				844,442		
TOTAL EXEMPTION VALUE				HX HB		50,000
BASE TAXABLE VALUE				794,442		
TOTAL JUST VALUE				1,044,881		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				894,551		

EXTRA FEATURES										97105 WOODSTORK LN, FERNANDINA BEACH				XF DATE INC DATE		LAND DATE AG DATE		05/22/2023		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	BUILDING DIMENSIONS FOP=[YR=2006] W49 S11 BAS=[YR=2006] W15 S41 E6 FOP=[YR=2006] S12 E22 STP=[YR=2006] S4 E10 N4 W10 \$ E26 N8 W38 N4 W10 \$ E10 S4 E38 S16 FGR=[YR=2006] W2 S33 E8 S1 E10 N1 E8 N11 E1 N10 W1 N12 PTO=[YR=2006] N4 W10 S4 E10 \$ W24 \$ E5 N7 E8 N12 E6 N27 W9 N14 W17 D3 L3 W29 N4 \$ S4 E29 U3 R3 E17 N12 \$ PTR= E30 FUS=[YR=2006] E20 N9 E5 S6 E8 S3 E7 S5 W8 S5 W8 S15 E16 S5 W16 S3 W8 S2 W9 N6 W7 N5 E7 N7 W7 N5 E7 N7 W7 N5 \$ W30\$.						
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185								
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310								
3	1243	WD DECK F	0	100	0	0	96.00	SF	8.00	8.00	100	2006	2006	3	31	238								
4	0911	SCRN RM A	0	100	50	35	1,750.00	SF	17.50	17.50	100	2006	2006	3	31	9,494								
5	0861	POOL GUNIT	0	100	0	0	552.00	SF	85.00	85.00	100	2006	2006	3	48	22,522								
6	0855	CONC PAVER	0	100	0	0	4,371.00	SF	10.00	10.00	100	2006	2006	3	88	38,465								
7	0471	VINYL FNC	0	100	0	0	48.00	LF	32.00	32.00	100	2006	2006	3	72	1,106								
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620								
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	31	1,550								