

OLBINA MARK R & KAREN T
97083 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

37-2N-28-1320-0080-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		17	CB STUCCO 100							0900	01	2,915	89.6760	106.49	310,418	1992	1996	0	0	13.00	87.00	VALUATION BY				STANDARD													
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1998										Heated Area: 2595										HX Base Yr 1998									
Roof Cover		03	COMP SHNGL 100							The diagram illustrates the building's footprint and various areas used for valuation. It includes labels for different parts of the building and their corresponding years (e.g., UOP 1993, BAS 1993, FGR 1993, FUS 1993). Dimensions are provided for various sections, such as 14, 18, 11, 10, 25, 22, 13, 9, 8, 3, 4, 3, 10, 12, 14, 20, 12, 3, 10, 5, 8, 15.																													
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			2.5 100																																				
Frame		03	MASONRY 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
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	1,836	100	1,836	170,099																																			
FGR	496	55	273	25,293																																			
FOP	18	30	5	463																																			
FUS	759	100	759	70,319																																			
UOP	210	20	42	3,892																																			
TOTALS		3,319	2,915	270,064																																			
EXTRA FEATURES										97083 WOODSTORK LN, FERNANDINA BEACH																													
										BLD DATE				LGL DATE		05/22/2023		MLU																					
										XF DATE				LAND DATE																									
										INC DATE				AG DATE																									
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590																								
2	0812	CONCRETE C	0 100	0	0	2,877.00	SF	4.00	4.00	100	1992	1992	3	66	7,595																								
3	1242	WD DECK A	0 100	0	0	1,300.00	SF	10.00	10.00	100	2002	2002	3	21	2,730																								
4	0300	BOAT DCK W	0 100	0	0	196.00	SF	40.00	40.00	100	2002	2002	3	32	2,509																								
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000133	C	SFR LAKE	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																						
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