



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,628	100	1,628	172,003
BAS	176	100	176	18,595
BAS	224	100	224	23,666
FGR	440	55	242	25,568
FGR	255	55	140	14,792
FUS	656	100	656	69,308
STP	24	10	2	212
TOTALS	3,403		3,068	324,143

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0 100	0	0	1,832.00	SF	4.00	4.00	100	1995	1995	3	72	5,276	
3	0845	KOOL DECK	0 100	0	0	780.00	SF	7.25	7.25	100	1996	1996	3	73	4,128	
4	0861	POOL GUNIT	0 100	14	28	392.00	SF	85.00	85.00	100	1996	1996	3	20	6,664	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
6	0911	SCRN RM A	0 100	26	40	1,040.00	SF	17.50	17.50	100	1996	1996	3	20	3,640	

LAND DESCRIPTION			TOTAL OB/IF 22,673													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	3,068	96.7104	114.84	352,329	1995	2005	0	0	0	8.00	92.00		

1 SNGL FAM - 100% - 2022

Heated Area: 2684

HX Base Yr 2022

The floor plan diagram illustrates a single-family home layout with several rooms and utility areas. The rooms are labeled with blue text and codes: FGR 1995 (Front Garage), FGR 2011 (Front Garage), BAS 1995 (Bathroom), BAS 2016 (Bathroom), BAS 2006 (Bathroom), FUS 1995 (Furnace), and STP 1995 (Sump). The diagram includes dimensions for various sections, such as 20, 13, 4, 16, 12, 4, 2, 9, 19, 12, 15, 34, 25, 18, 21, 14, 10, 11, 5, 20, 25, 10, 14, 3, 2, 9, 4, 2, 9, 10, 5, 2, 9, 4, 2, 9,

97035 WOODSTORK LN, FERNANDINA BEACH										BLD DATE		LGL DATE		05/22/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE			324,143
TOTAL MARKET OB/IF VALUE			22,673
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			546,816
SOH/AGL Deduction			0
ASSESSED VALUE			546,816
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			496,816
TOTAL JUST VALUE			546,816
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			549,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24293	ADDITION	10,052	01/01/2011
B23087	REPAIR/RRF	5,289	12/01/2009
B19757	REMODEL	1,548	04/01/2007
962973	SWIM POOL	16,000	07/17/1996
95-01823	NEW CONSTR	131,387	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2379/1194	7/24/2020	WD Q	I	01	
GRANTOR: ELLIS WILLIAM M & LIN					
GRANTEE: AVAKIAN REBECCA & M					
2177/0001	2/12/2018	WD U	I	11	100
GRANTOR: ELLIS WILLIAM M & LIN					
GRANTEE: SCHMIDT KIMBERLY C					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2016] W16 L3 D3 S9 BAS=[YR=1995] W13 S4 W13 FGR=[YR=1995] N4 W20 S21 FGR=[YR=2011] W5 S11 E25 N10 W20 N1\$S1 E20N18 \$ S21 E14 S3 E1 D2 R2 E4 R2 U2 E1 S5 E2 STP=[YR=1995] S3 E8 N3 W8 \$ E10 N5 E1 D2 R2 E4 R2 U2 E1 N3 E14 N25 BAS=[YR=2006] N9 U3 L3 W12S12E15 \$W34\$ E19 N12\$ PTR= E30 FUS=[YR=1995] E32 S25 W10 N12 W12 S12 W10 N25 \$ W30 \$.															