



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 40
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	384,883
FGR	656	55	361	51,233
FOP	72	30	22	3,122
FOP	292	30	88	12,489
STP	20	10	2	284

TOTALS	3,752		3,185	452,011
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	72	3	216.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,678.00	SF	6.50
4	1126	CB/STC 8"	0	100	12	8	96.00	SF	8.00
5	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00
6	0910	SCRN RM L	0	100	27	43	1,161.00	SF	15.00
7	0845	KOOL DECK	0	100	0	0	797.00	SF	7.25
8	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/10/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,185	106.9040	160.36	510,747	2000	2000	0	0	11.50	88.50
1 SFR CUST - 100% - 2023											
Heated Area: 2712											
HX Base Yr 2023											
97042 WOODSTORK LN, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024
INC DATE		AG DATE	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	72	3	216.00	SF	6.50	6.50	100	2000	2000	3	79	1,109	
3	0810	CONCRETE A	0	100	0	0	1,678.00	SF	6.50	6.50	100	2000	2000	3	79	8,617	
4	1126	CB/STC 8"	0	100	12	8	96.00	SF	8.00	8.00	100	2000	2000	3	79	607	
5	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2000	2000	3	25	7,735	
6	0910	SCRN RM L	0	100	27	43	1,161.00	SF	15.00	15.00	100	2000	2000	3	20	3,483	
7	0845	KOOL DECK	0	100	0	0	797.00	SF	7.25	7.25	100	2000	2000	3	79	4,565	
8	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00	4.00	100	2001	2001	3	80	3,430	

TOTAL OB/XF										32,486									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000		

Market:	0	Agricultural:	0	Common:	150,000
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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE		452,011			
TOTAL MARKET OB/XF VALUE		32,486			
TOTAL LAND VALUE - MARKET		150,000			
TOTAL MARKET VALUE		634,497			
SOH/AGL Deduction		119,216			
ASSESSED VALUE		515,281			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		465,281			
TOTAL JUST VALUE		634,497			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		500,273			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007200	SWIM POOL	20,000	06/01/2000
9905846	NEW CONSTR	124,833	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0938	1/07/2022	WD	Q	I	01	585,000
GRANTOR: JAYO JAMES F						
GRANTEE: GRAY GREGORY H & KI						
1970/0384	3/13/2015	WD	U	I	11	100
GRANTOR: JAYO JAMES F						
GRANTEE: JAYO JAMES F						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W18 S6 FOP=[YR=2000] W12 STP=[YR=2000] N5 W4 S5 E4 \$ W20 S11 E4 N5 E12 S5 E16 N11 \$ S11 W16 N5 W12 S5 W4 N17 W16 S48 FGR=[YR=2000] S26 E8 S2 E16 N28 W24 \$ E24 S2 E10 FOP=[YR=2000] S4 E12 N4 W2 N3 W8 S3 W2 \$ E2 N3 E8 S3 E14 N4 E8 N46 \$.									