LOT 68
MARSH LAKES PB 5/159-167

PITTMAN MICHAEL R & REBECCA J L/E/
97058 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

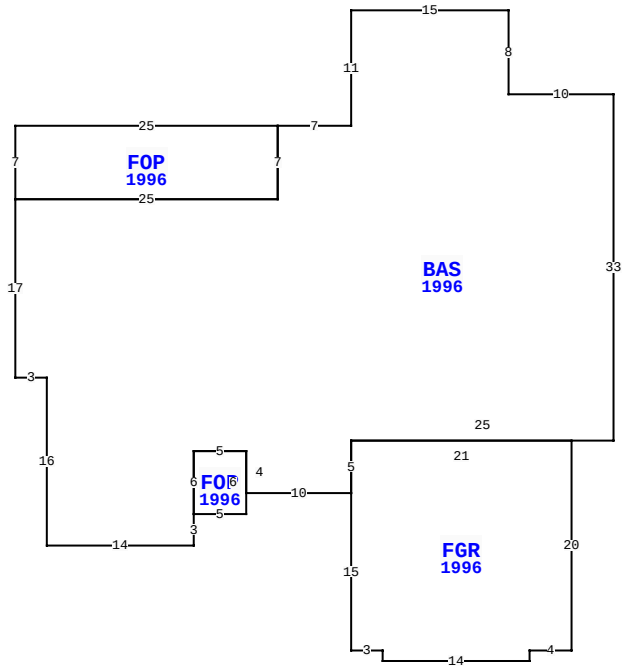
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1,907	286,379
FGR	434	55	239	35,891
FOP	30	30	9	1,351
FOP	175	30	52	7,809
TOTALS	2,546		2,207	331,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,207	115.7380	173.61	383,157	1996	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2019 Heated Area: 1907 HX Base Yr 2019



97058 WOODSTORK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		331,431
TOTAL MARKET OB/XF VALUE		25,687
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		507,118
SOH/AGL Deduction		216,867
ASSESSED VALUE		290,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,251
TOTAL JUST VALUE		507,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963353	SWIM POOL	13,300	10/01/1996
96 2566	NEW CONSTR	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/682	5/25/2023	LE	U	I	11	100
GRANTOR: PITTMAN MICHAEL R & R						
GRANTEE: EISENHAUER WILLIAM						
2084/0263	11/17/2016	WD	Q	I	01	320,000
GRANTOR: D'AQUINO RICHARD & PA						
GRANTEE: PITTMAN MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 N8 W15 S11 W7 FOP=[YR=1996] W25 S7 E25 N7$ S7 W25 S17 E3 S16 E14 N3 FOP=[YR=1996] E5 N6 W5 S6$ N6 E5 S4 E10 FGR=[YR=1996] S15 E3 S1 E14 N1 E4 N20 W21 S5$ N5 E25 N33$.

EXTRA FEATURES

LN	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	1996	1996	3	79	2,765	
2	0845	KOOL DECK	0	100	0	0	618.00	SF	7.25	7.25	100	1996	1996	3	72	3,226	
3	0811	CONCRETE B	0	100	0	0	2,440.00	SF	5.20	5.20	100	1996	1996	3	72	9,135	
4	0861	POOL GUNIT	0	100	14	26	364.00	SF	85.00	85.00	100	1996	1996	3	20	6,188	
5	0911	SCRN RM A	0	100	30	40	1,200.00	SF	17.50	17.50	100	1996	1996	3	20	4,200	
6	1126	CB/STC 8"	0	100	5	6	30.00	SF	8.00	8.00	100	1996	1996	3	72	173	

LAND DESCRIPTION

TOTAL OB/XF 25,687

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS