



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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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	2,604	100	2,604	361,152
DCK	86	10	9	1,248
FGR	724	55	398	55,200
FGR	546	55	300	41,607
FOP	160	30	48	6,657
FSP	468	40	187	25,935
FUS	1,252	100	1,252	173,641
PTO	170	5	8	1,110
TOTALS	6,010		4,806	666,551

EXTRA FEATURES	
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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	0855	CONC PAVER	0	100	0	0			2,900.00	SF 7.00					18,270	
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT 2,000.00					1,700	
3	0861	POOL GUNIT	0	100	0	0			450.00	SF 85.00					16,830	
4	0910	SCRN RM L	0	100	0	0			1,182.00	SF 15.00					4,787	
5	0845	KOOL DECK	0	100	0	0			732.00	SF 7.25					4,617	
6	0871	POOL HTR R	0	100	0	0			1.00	UT 2,000.00					540	

LAND DESCRIPTION			TOTAL OB/XF 46,744													
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	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,806	102.1680	153.25	736,520	2001	2004	0	0	0	9.50
1 SFR CUST - 100% - 2006						Heated Area: 3856		HX Base Yr 2006			
BLD DATE								LGL DATE			
XF DATE											
INC DATE						97148 WOODSTORK LN, FERNANDINA BEACH					
						03/19/2024		MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		666,551	
TOTAL MARKET OB/XF VALUE		46,744	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		863,295	
SOH/AGL Deduction		440,071	
ASSESSED VALUE		423,224	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		373,224	
TOTAL JUST VALUE		863,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		779,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006319	REPAIR/RRF	18,500	08/01/2020
M1217633	H/AC	0	10/01/2012
E21915	ELEC OTHER	500	07/01/2009
R11923	REPAIR/RRF	1,400	06/01/2009
B18305	FOUNDATION	7,000	10/31/2006
B18461	SWIM POOL	33,300	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2672/1926	9/25/2023	QC	U	I	11
GRANTOR: YATES JERWANNE					
GRANTEE: YATES SAMUEL LEE JR					
1320/1794	5/31/2005	WD	Q	I	
GRANTOR: LOYD BARRY W & SHANNO					
GRANTEE: YATES SAMUEL JR & B					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2009] W2N9 E24 S24 W22 N15\$ BAS=[YR=2001] W2 FSP=[YR=2001] N12 W39 DCK=[YR=2006] W8 PTO=[YR=2006] W17 S10 E17 N10 \$ S10 E5 S2 E3 N12 \$ S12 E39 \$ W42 N2 W22 S41 E8 S7 E3 S4 E8 N4 E3 FOP=[YR=2001] E20 FGR=[YR=2001] S17 E12 S2 E12 N32 W20 S5 W4 S8 \$ N8 W20 S8 \$ N8 E24 N5 E20 N33 \$ PTR= E45 FUS=[YR=2001] E12 S10 E20 N10 E12 S33 W44 N33 \$ W45 \$.					