LOT 75
MARSH LAKES PB 5/159-167

KENNEDY MARTIN ROBERT TRUST/KENNEDY MARTIN ROBERT
97145 WOODSTORK LAND
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0075-0000

BUILDING CHARACTERISTICS

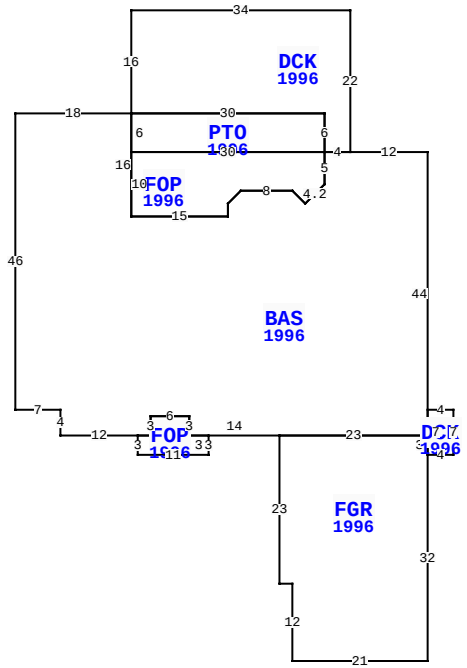
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,633	100	2,633	401,123
DCK	28	10	3	457
DCK	568	10	57	8,684
FGR	781	55	430	65,508
FOP	51	30	15	2,285
FOP	246	30	74	11,273
PTO	180	5	9	1,371
TOTALS	4,487		3,221	490,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,221	105.2480	157.87	508,499	1996	2016	0	0	0	3.50	96.50

1 SFR CUST – 0% - 2023 Heated Area: 2633 HX Base Yr



97145 WOODSTORK LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	490,702
TOTAL MARKET OB/XF VALUE	14,178
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	729,880
SOH/AGL Deduction	0
ASSESSED VALUE	729,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	729,880
TOTAL JUST VALUE	729,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	753,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963501	ADDITION	4,624	12/01/1996
963173	NEW CONSTR	104,175	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/419	9/22/2023	WD	U	I	11	100
GRANTOR: KENNEDY MARTIN ROBERT						
GRANTEE: KENNEDY MARTIN ROBE						
2597/0612	10/14/2022	WD	Q	I	01	950,000
GRANTOR: LOVE VARNA E JR & STE						
GRANTEE: KENNEDY MARTIN ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 DCK=[YR=1996] N22 W34 S16 PTO=[YR=1996] E30 S6 FOP=[YR=1996] S5 D3 L3 U2 L2 W8 D2 L2 S2 W15 N10 E30 $ W30 N6 $ E30 S6 E4 $ W4 S5 D3 L3 U2 L2 W8 D2 L2 S2 W15 N16 W18 S46 E7 S4 E12 FOP=[YR=1996] S3 E11 N3 W3 N3 W6 S3 W2 $ E2 N3 E6 S3 E14 FGR=[YR=1996] S23 E2 S12 E21 N32 DCK=[YR=1996] E4 N7 W4 S7 $ N3 W23 $ E23 N44 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	3,012.00	SF	4.00	4.00	100	1996	1996	3	72	8,675	
3	0910	SCRN RM L	0	0	0	0	247.00	SF	15.00	15.00	100	1996	1996	3	20	741	
4	1243	WD DECK F	1	0	32	10	320.00	SF	8.00	8.00	100	2023	2017		78	1,997	

LAND DESCRIPTION

TOTAL OB/XF 14,178

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	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS