LOT 80
MARSH LAKES PB 5/159-167

OLBINA MARK R & KAREN T L/E/
97083 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

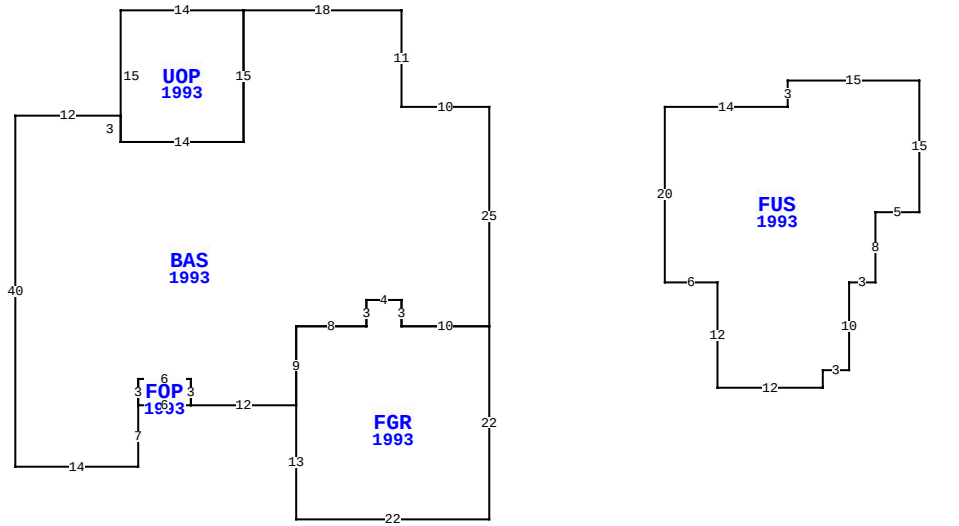
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,836	100	1,836	237,364
FGR	496	55	273	35,295
FOP	18	30	5	646
FUS	759	100	759	98,126
UOP	210	20	42	5,430
TOTALS	3,319		2,915	376,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,915	99.6400	149.46	435,676	1992	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1998 Heated Area: 2595 HX Base Yr 1998



97083 WOODSTORK LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		424,649
TOTAL MARKET OB/XF VALUE		14,837
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		664,486
SOH/AGL Deduction		306,128
ASSESSED VALUE		358,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,358
TOTAL JUST VALUE		664,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015804	REPAIR/RRF	64,000	11/15/2021
B1632957	REMODEL	25,175	08/01/2016
B22822	REMODEL	3,200	08/01/2009
P025880	NEW CONSTR	25,000	08/01/2002
4069	H/AC	4,100	01/13/1992
7710	NEW CONSTR	105,225	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/558	4/18/2024	LE	U	I	11	100
GRANTOR: OLBINA MARK R & KAREN						
GRANTEE: MILLER JACQUELINE O						
0812/0773	11/05/1997	WD	Q	I		270,000
GRANTOR: BURFORD GERALD B & DE						
GRANTEE: OLBINA MARK & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N11 W18 UOP=[YR=1993] W14 S15 E14 N15$ S15 W14 N3 W12 S40 E14 N7 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E12 FGR=[YR=1993] S13 E22 N22 W10 N3 W4 S3 W8 S9 $ N9 E8 N3 E4 S3 E10 N25$ PTR= E20 FUS=[YR=1993] E14 N3 E15 S15 W5 S8 W3 S10 W3 S2 W12 N12 W6 N20 $ W20$.

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	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	2,877.00	SF	4.00	4.00	100	1992	1992	3	64	7,365	
3	1242	WD DECK A	0	100	0	0	1,300.00	SF	10.00	10.00	100	2002	2002	3	20	2,600	
4	0300	BOAT DCK W	0	100	0	0	196.00	SF	40.00	40.00	100	2002	2002	3	30	2,352	

LAND DESCRIPTION

TOTAL OB/XF 14,837

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	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

LOT 80
MARSH LAKES PB 5/159-167

OLBINA MARK R & KAREN T L/E/
97083 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0080-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

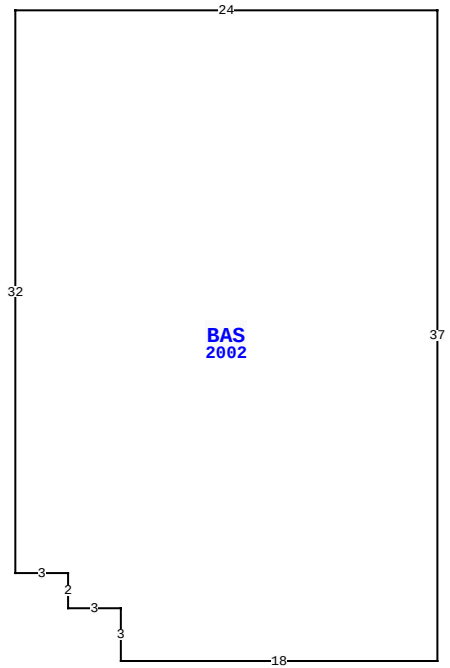
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	47,789
TOTALS	864		864	47,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	864	123.6060	61.80	53,395	2002	2002	0	0	0	10.50	89.50

2 ACCESORY U – 100% - 1998 Heated Area: 864 HX Base Yr 1998



97083 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		424,649
TOTAL MARKET OB/XF VALUE		14,837
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		664,486
SOH/AGL Deduction		306,128
ASSESSED VALUE		358,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,358
TOTAL JUST VALUE		664,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/558	4/18/2024	LE	U	I	11	100
GRANTOR: OLBINA MARK R & KAREN						
GRANTEE: MILLER JACQUELINE O						
0812/0773	11/05/1997	WD	Q	I		270,000
GRANTOR: BURFORD GERALD B & DE						
GRANTEE: OLBINA MARK & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S32 E3 S2 E3 S3 E18 N37$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS