LOT 81
MARSH LAKES PB 5/159-167

PURVES KURT R &/JACOBS NANCY DE CESARIS
97061 WOODSTORK LN
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0081-0000

BUILDING CHARACTERISTICS

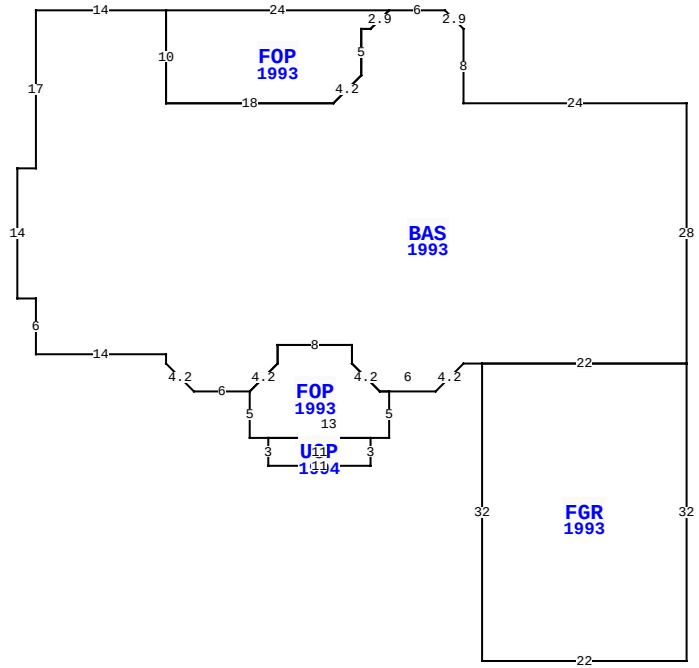
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,261	100	2,261	336,389
FGR	704	55	387	57,578
FOP	124	30	37	5,504
FOP	210	30	63	9,374
UOP	33	20	7	1,041
TOTALS	3,332		2,755	409,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,755	110.2080	165.31	455,429	1993	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2023 Heated Area: 2261 HX Base Yr 2023



97061 WOODSTORK LN, FERNANDINA BEACH

BLD DATE	03/31/2008 RK	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		409,886
TOTAL MARKET OB/XF VALUE		19,785
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		654,671
SOH/AGL Deduction		125,523
ASSESSED VALUE		529,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		479,148
TOTAL JUST VALUE		654,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-0599	SWIM POOL	17,500	11/01/1993
93-0326	NEW CONSTR	97,394	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0350	5/20/2021	WD	Q	I	01	585,000
GRANTOR: DEMARIO THOMAS R & MA						
GRANTEE: PURVES KURT R & NAN						
1799/1547	6/22/2012	WD	Q	I	02	367,500
GRANTOR: KASCHMITTER LAWRENCE						
GRANTEE: DEMARIO THOMAS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N8 U2 L2 W6 FOP=[YR=1993] W24 S10 E18 U3 R3 N5 E1 U2 R2 $ D2 L2 W1 S5 D3 L3 W18 N10 W14 S17 W2 S14 E2 S6 E14 S1 D3 R3 E6 FOP=[YR=1993] S5 E2 UOP=[YR=1994] S3 E11 N3 W11$ E13 N5 W1 U3 L3 N2 W8 S2 D3 L3 $ U3 R3 N2 E8 S2 D3 R3 E6 U3 R3 E2 FGR=[YR=1993] S32 E22 N32 W22$ E22 N28 $.

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	0812	CONCRETE C	0	100	0	0	1,846.00	SF	4.00	4.00	100	1993	1993	3	66	4,873	
2	0845	KOOL DECK	0	100	0	0	522.00	SF	7.25	7.25	100	1993	1993	3	66	2,498	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
4	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	1993	1993	3	20	5,304	
5	0910	SCRN RM L	0	100	36	40	1,440.00	SF	15.00	15.00	100	1993	1993	3	20	4,320	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 19,785

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

REVIEW DATE 01/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS