LOT 82
MARSH LAKES PB 5/159-167

AVAKIAN REBECCA/WARD MICHAEL
97035 WOODSTORK LANE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-1320-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

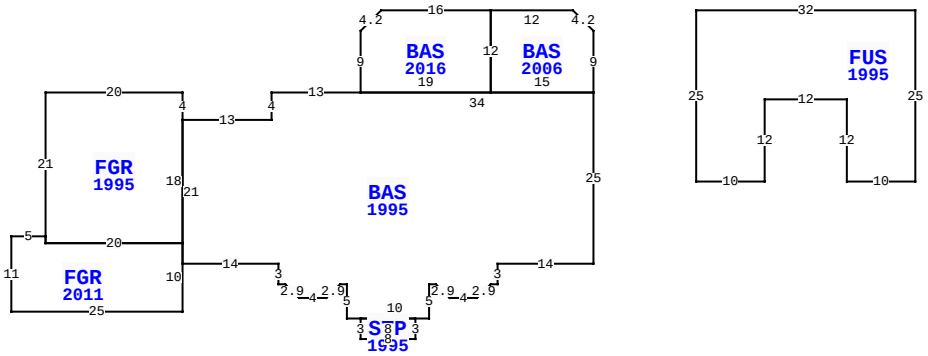
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1,628	240,097
BAS	176	100	176	25,957
BAS	224	100	224	33,035
FGR	440	55	242	35,690
FGR	255	55	140	20,647
FUS	656	100	656	96,747
STP	24	10	2	295
TOTALS	3,403		3,068	452,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,068	107.4560	161.18	494,500	1995	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 2684 HX Base Yr 2022



97035 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		452,468
TOTAL MARKET OB/XF VALUE		22,401
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		699,869
SOH/AGL Deduction		136,649
ASSESSED VALUE		563,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		513,220
TOTAL JUST VALUE		699,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24293	ADDITION	10,052	01/01/2011
B23087	REPAIR/RRF	5,289	12/01/2009
B19757	REMODEL	1,548	04/01/2007
962973	SWIM POOL	16,000	07/17/1996
95-01823	NEW CONSTR	131,387	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/1194	7/24/2020	WD	Q	I	01	599,000
GRANTOR: ELLIS WILLIAM M & LIN						
GRANTEE: AVAKIAN REBECCA & M						
2177/0001	2/12/2018	WD	U	I	11	100
GRANTOR: ELLIS WILLIAM M & LIN						
GRANTEE: SCHMIDT KIMBERLY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 L3 D3 S9 BAS=[YR=1995] W13 S4 W13 FGR=[YR=1995] N4 W20 S21 FGR=[YR=2011] W5 S11 E25 N10 W20 N1$S1 E20N18 $ S21 E14 S3 E1 D2 R2 E4 R2 U2 E1 S5 E2 STP=[YR=1995] S3 E8 N3 W8 $ E10 N5 E1 D2 R2 E4 R2 U2 E1 N3 E14 N25 BAS=[YR=2006] N9 U3 L3 W12S12E15 $W34$ E19 N12$ PTR= E30 FUS=[YR=1995] E32 S25 W10 N12 W12 S12 W10 N25 $ W30 $.

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	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,832.00	SF	4.00	4.00	100	1995	1995	3	70	5,130	
3	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	100	1996	1996	3	72	4,072	
4	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	100	1996	1996	3	20	6,664	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
6	0911	SCRN RM A	0	100	26	40	1,040.00	SF	17.50	17.50	100	1996	1996	3	20	3,640	

LAND DESCRIPTION

TOTAL OB/XF 22,401

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS