

BLOCK J LOTS 2 3 & PT OF LOT 4
S-1 IN OR 1329/816
OAK GROVE SUB #3 PB 3/51

COOK ROBERT H
744 WREN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000J-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	2018.00
------------------	---------

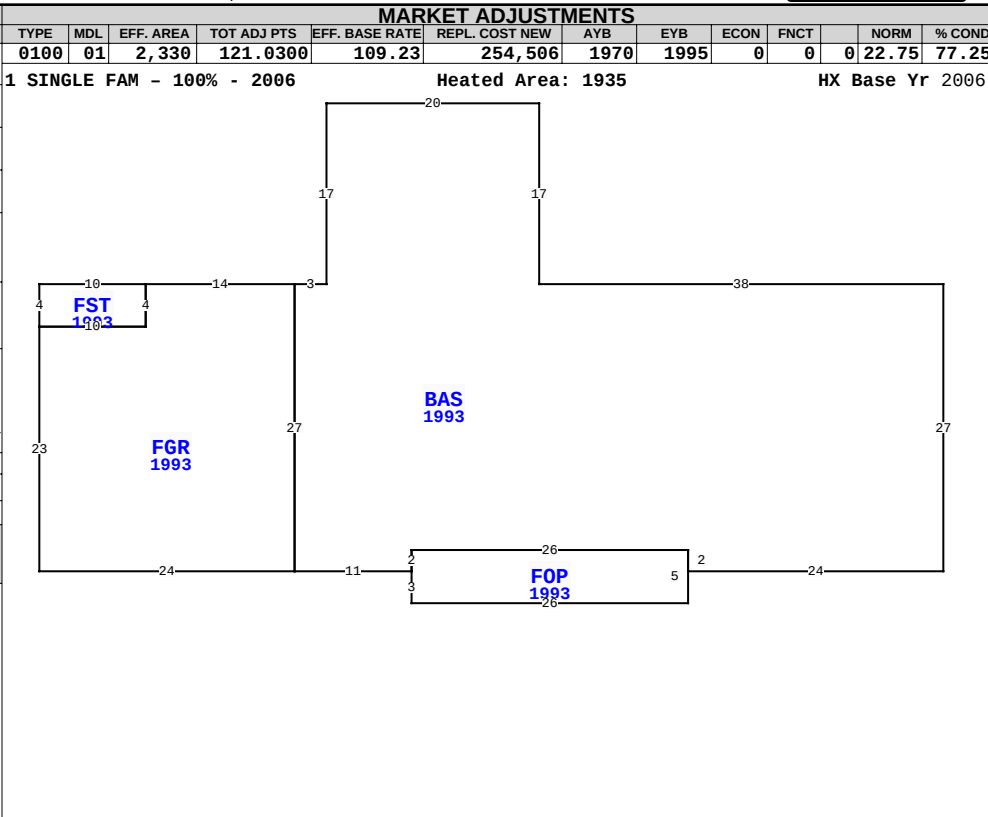
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	1,935	163,276
FGR	608	55	334	28,183
FOP	130	30	39	3,291
FST	40	55	22	1,856

TOTALS	2,713		2,330	196,606
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0825	BRICK	0	100	3	6	18.00	SF	12.50
5	0825	BRICK	0	100	3	4	12.00	SF	12.50
6	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50
7	0810	CONCRETE A	0	100	37	4	148.00	SF	6.50
8	0810	CONCRETE A	0	100	139	3	417.00	SF	6.50
9	0810	CONCRETE A	0	100	147	11	1,617.00	SF	6.50
10	0851	PATIO STON	0	100	0	0	445.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	200.00	138.00	200.00

REVIEW DATE	02/07/2018	BY	DJX
-------------	------------	----	-----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF															21,307
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
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1980	1980	3	35
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1988	1988	3	20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2
4	0825	BRICK	0	100	3	6	18.00	SF	12.50	12.50	100	1970	1970	3	58
5	0825	BRICK	0	100	3	4	12.00	SF	12.50	12.50	100	1970	1970	3	58
6	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50	6.50	100	1970	1970	3	22
7	0810	CONCRETE A	0	100	37	4	148.00	SF	6.50	6.50	100	1970	1970	3	22
8	0810	CONCRETE A	0	100	139	3	417.00	SF	6.50	6.50	100	1995	1995	3	72
9	0810	CONCRETE A	0	100	147	11	1,617.00	SF	6.50	6.50	100	1995	1995	3	72
10	0851	PATIO STON	0	100	0	0	445.00	SF	0.75	0.75	100	2008	2008	3	90

TOTAL OB/XF															21,307
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
1	000100	C	SFR	100		RS-2	200.00	138.00	200.00	FF		1.00	1.00	1.00	1,200.00

Market:	0
---------	---

NASSAU COUNTY PROPERTY										PAGE 1 of 2	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										196,606	
TOTAL MARKET OB/XF VALUE										24,511	
TOTAL LAND VALUE - MARKET										240,000	
TOTAL MARKET VALUE										461,117	
SOH/AGL Deduction										252,782	
ASSESSED VALUE										208,335	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										158,335	
TOTAL JUST VALUE										461,117	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										452,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5235	CARPORT	4,000	10/17/1988
1567	ADDITION	3,000	11/10/1983

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1329/0816	6/29/2005	WD	Q	I		275,000	
GRANTOR: KOENIG DONALD & KAREN							
GRANTEE: COOK ROBERT H & JAC							
1269/1961	10/29/2004	WD	Q	I		220,000	
GRANTOR: MCCARRELL ANN MARIE							
GRANTEE: KOENIG DONALD & KAR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W38 N17 W20 S17 W3 FGR=[YR=1993] W14									
FST=[YR=1993] W10 S4 E10 N4\$ S4 W10 S23 E24 N27\$ S27 E11									
FOP=[YR=1993] S3 E26 N5 W26 S2\$ N2 E26 S2 E24 N27\$.									

COOK ROBERT H
744 WREN DR
FERNANDINA BEACH, FL 32034

00-00-30-042D-000J-0020

REVIEW DATE 02/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS