

BLOCK N LOT 6
IN OR 878/1611
OAK GROVE SUB 3 PB 3/51

COOK DAVID E JR & PAMELA D
751 WREN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000N-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	07	CORK/VTILE 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

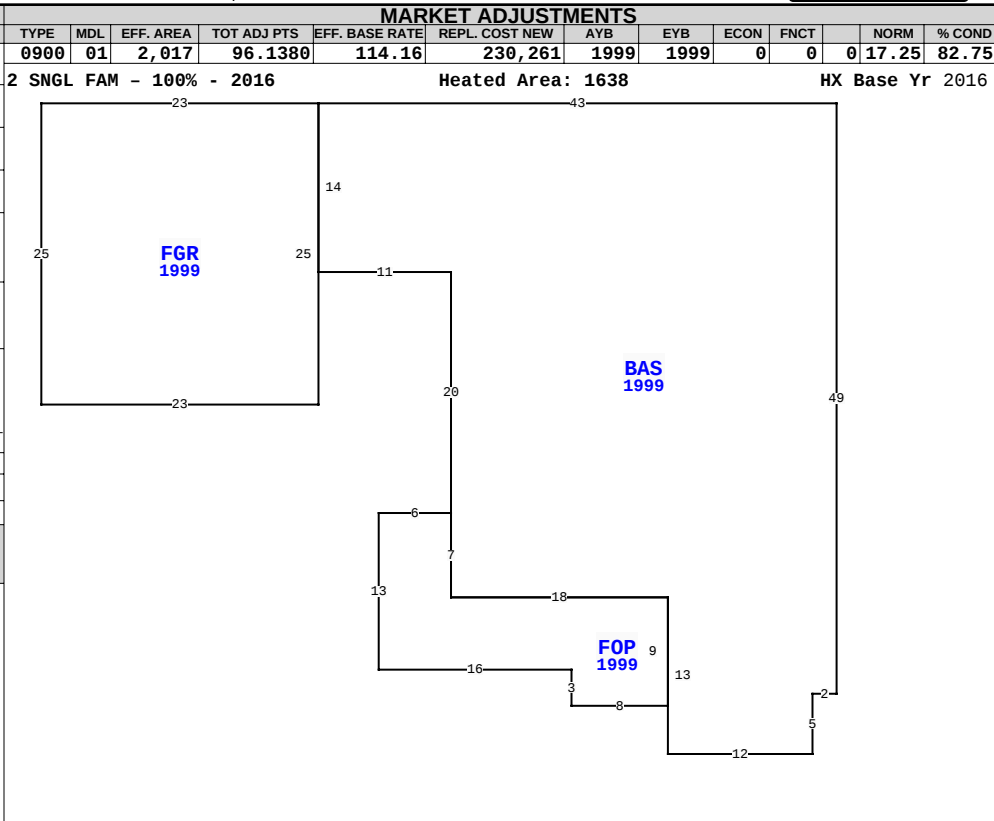
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	154,738
FGR	575	55	316	29,852
FOP	210	30	63	5,951

TOTALS	2,423		2,017	190,541
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	1999
4	0810	CONCRETE A	0 100	63	18	1,134.00	SF	6.50	6.50	100	1999
5	0810	CONCRETE A	0 100	22	6	132.00	SF	6.50	6.50	100	1999
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	100.00	100.00	100.00	FF	1.00

REVIEW DATE 02/07/2018 BY DJX



751 WREN DR, FERNANDINA BEACH

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

TOTAL OB/XF												7,482	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	1		

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	190,541		
TOTAL MARKET OB/XF VALUE	7,482		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	298,023		
SOH/AGL Deduction	142,711		
ASSESSED VALUE	155,312		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	105,312		
TOTAL JUST VALUE	298,023		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	278,853		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805341	NEW CONSTR	100,000	09/02/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0878/1611	4/14/1999	QC	U	I	01
GRANTOR: COOK DAVID EMMETT JR					
GRANTEE: COOK DAVID E & NELL					
0292/0248	5/01/1979	WD	U	I	
GRANTOR:					
GRANTEE:					

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

BUILDING DIMENSIONS					
BAS=[YR=1999] W43 FGR=[YR=1999] W23 S25 E23 N25 \$ S14 E11 S20 FOP=[YR=1999] W6 S13 E16 S3 E8 N9 W18 N7 \$ S7 E18 S13 E12 N5 E2 N49 \$.					

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV