BLOCK 6 LOT 6
IN OR 2064/556
OAK LAWN PARK 6 PB 3/40

WRENN SEAN D
2114 CANDLEGLOW ST
CASTLE ROCK, CO 80109

2023

00-00-31-150F-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

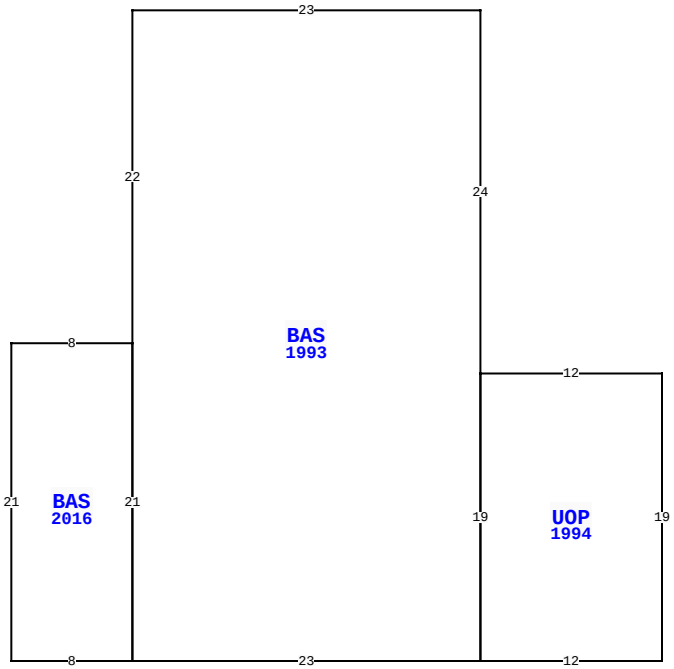
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100	989	94,126
BAS	168	100	168	15,989
UOP	228	20	46	4,378
TOTALS	1,385		1,203	114,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,203	123.8504	111.77	134,459	1957	1995	0	0	0	14.85	85.15

1 SINGLE FAM – 0% - 0 Heated Area: 1157 HX Base Yr



405 S 16TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,492
TOTAL MARKET OB/XF VALUE	1,939
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	288,431
SOH/AGL Deduction	83,262
ASSESSED VALUE	205,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,169
TOTAL JUST VALUE	288,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160665	CO ISSUED	0	06/30/2016
20160664	REMODEL	38,565	03/10/2016
7617	REPAIR/RRF	1,200	04/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2064/0556	7/26/2016	WD	Q	I	01	171,400
GRANTOR: BUSER STEPHEN W & WEN						
GRANTEE: WRENN SEAN D						
2064/0554	7/19/2016	WD	U	I	11	100
GRANTOR: GODWIN ROGER O						
GRANTEE: BUSER STEPHEN WALTE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W12 BAS=[YR=1993] N24 W23 S22 BAS=[YR=2016] W8 S21 E8 N21$ S21 E23 N19 $ S19 E12 N19$.

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	0810	CONCRETE A	0	0	0	0	294.00	SF	6.50	6.50	100	1957	1957	3	20	382	
2	0819	CONC 12"	0	0	10	12	120.00	SF	9.50	9.50	100	1957	1957	3	20	228	
3	0810	CONCRETE A	0	0	0	0	584.00	SF	6.50	6.50	100	1980	1980	3	35	1,329	

LAND DESCRIPTION

TOTAL OB/XF 1,939

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	000100	C	SFR	0	0006	R-1	86.00	153.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS