BLOCK I LOT 3 &
E'LY 30 FT OF LOT 2
IN OR 2087/824

WILLIAMS DAVID R JR & LAUREN M
770 WREN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000I-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

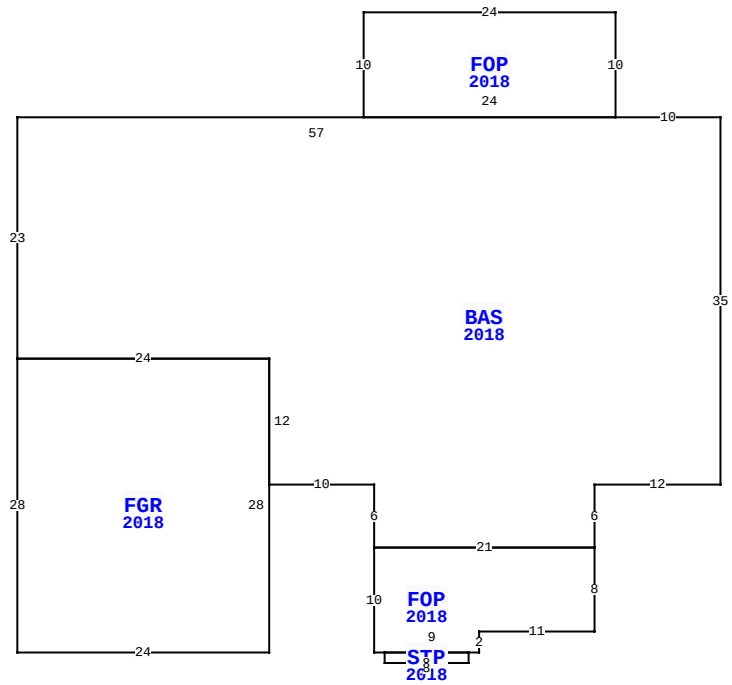
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2,183	308,065
FGR	672	55	370	52,214
FOP	188	30	56	7,903
FOP	240	30	72	10,161
STP	8	10	1	141
TOTALS	3,291		2,682	378,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,682	115.2000	144.00	386,208	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 2183 HX Base Yr 2019



770 WREN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		378,484
TOTAL MARKET OB/XF VALUE		3,503
TOTAL LAND VALUE - MARKET		169,000
TOTAL MARKET VALUE		550,987
SOH/AGL Deduction		224,046
ASSESSED VALUE		326,941
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,941
TOTAL JUST VALUE		550,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709669	NEW CONSTR	297,864	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2087/0824	11/22/2016	WD	U	V	11	100

GRANTOR: CASON LARRY E & CAROL

GRANTEE: WILLIAMS DAVID RONA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 FOP=[YR=2018] N10 W24 S10 E24$ W57 S23 FGR=[YR=2018] S28 E24 N28 W24$ E24 S12 E10 S6 FOP=[YR=2018] S10 E1 STP=[YR=2018] S1 E8 N1 W8$ E9 N2 E11 N8 W21$ E21 N6 E12 N35$.

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	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	2018	2018	3	97	3,087	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2018	2018	3	97	416	

LAND DESCRIPTION

TOTAL OB/XF 3,503

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	100		RSF-	2130.00	100.00	130.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	169,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 169,000 Market: 0 Agricultural: 0 Common: 169,000 PRINTED 08/06/2024 BY SYS