BLOCK J LOT 1
IN OR 2171/208
OAK GROVE SUB #3 PB 3/51

SUTTON DIANE ELIZABETH
730 WREN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000J-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

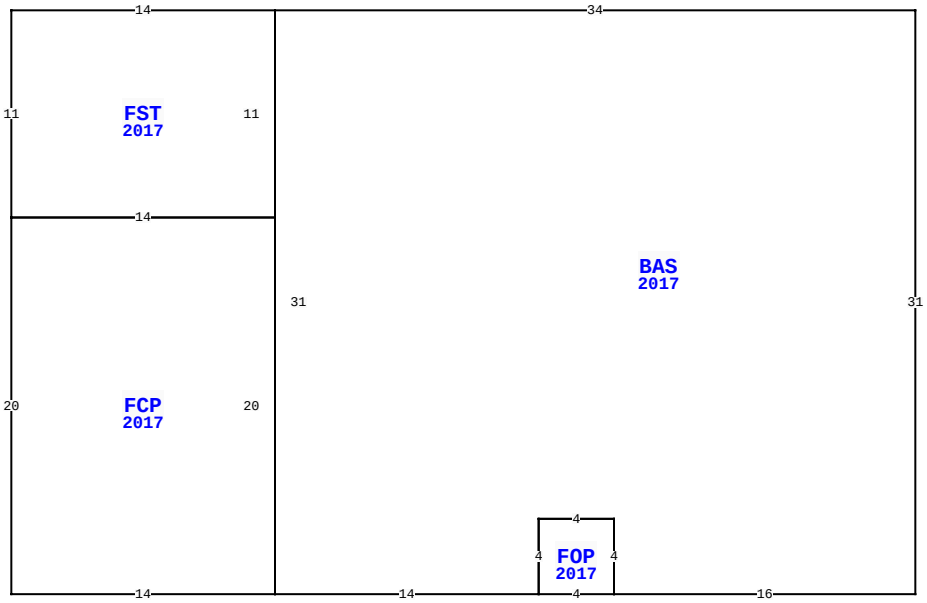
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1,038	100	1,038	108,110
FCP	280	25	70	7,290
FOP	16	30	5	520
FST	154	55	85	8,853
TOTALS	1,488		1,198	124,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	114.7980	109.06	130,654	2017	2017	0	0	0	4.50	95.50

2 SINGLE FAM – 100% - 2018 Heated Area: 1038 HX Base Yr 2018



730 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		124,775
TOTAL MARKET OB/XF VALUE		3,182
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		257,957
SOH/AGL Deduction		121,323
ASSESSED VALUE		136,634
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,634
TOTAL JUST VALUE		257,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701207	NEW CONSTR	138,094	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0208	1/17/2018	QC	U	I	11	100
GRANTOR: SUTTON DAVID EUTIS						
GRANTEE: SUTTON DIANE ELIZAB						
2051/1024	6/08/2016	FJ	U	I	11	0
GRANTOR: SUTTON JEANIE ELIZABE						
GRANTEE: SUTTON DIANE ELIZAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W34 FST=[YR=2017] W14 S11 FCP=[YR=2017] S20 E14 N20 W14$ E14 N11$ S31 E14 FOP=[YR=2017] E4 N4 W4 S4$ N4 E4 S4 E16 N31$.

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	556.00	SF	5.20	5.20	100	2017	2017	3	97	2,804	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2017	2017	3	97	378	

LAND DESCRIPTION

TOTAL OB/XF 3,182

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-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/03/2021 BY DJ Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS