

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

2024

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
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	1,935	170,202
FGR	608	55	334	29,378
FOP	130	30	39	3,430
FST	40	55	22	1,935

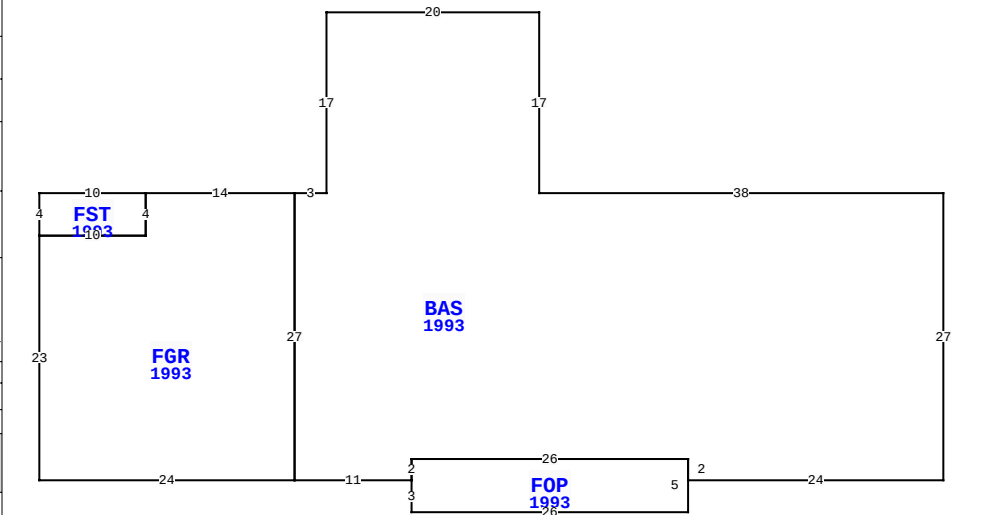
TOTALS	2,713		2,330	204,946
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0825	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		RSF	2200.00	138.00	200.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,330	121.0300	114.98	267,903	1970	1995	0	0	0	23.50	76.50
1 SINGLE FAM - 100% - 2006												
Heated Area: 1935												
HX Base Yr 2006												



744 WREN DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/11/2024	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			204,946
TOTAL MARKET OB/XF VALUE			23,360
TOTAL LAND VALUE - MARKET			260,000
TOTAL MARKET VALUE			488,306
SOH/AGL Deduction			273,721
ASSESSED VALUE			214,585
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			164,585
TOTAL JUST VALUE			488,306
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5235	CARPORT	4,080	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\$.									

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		RSF	2200.00	138.00	200.00

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 260,000	Market: 0	Agricultural: 0	Common: 260,000	PRINTED 08/06/2024 BY SYS
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