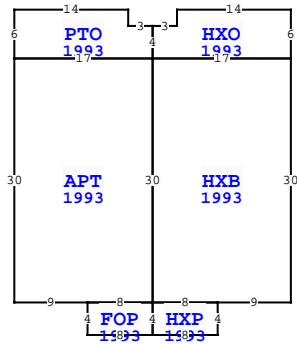
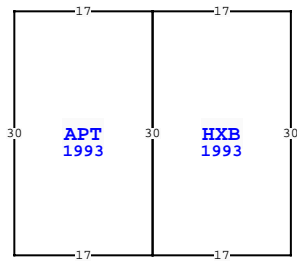


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 50			
Exterior Wall	16 WD FR STUC 50			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	2. 2.100			
Units	0 100			
BUD8 Adjustme	05 DIST 1A 100			
Occupancy	00 NONE 100			
Quality	04 Quality Level 04			
DOR CODE	0800MULTI-FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2019.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	510	100	510	58,134
APT	510	100	510	58,134
FOP	32	30	10	1,140
HXB	510	100	510	58,134
HXB	510	100	510	58,134
HXO	96	5	5	570
HXP	32	30	10	1,140
PTO	96	5	5	570
TOTALS	2,296		2,070	235,955

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	2,070	108.5595	135.70	280,899	1986	1990	0	0	16.00	84.00		
1 DUPLEX - 0% - 2023 Heated Area: 2040 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		235,955	
TOTAL MARKET OB/XF VALUE		4,208	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		370,163	
SOH/AGL Deduction		0	
ASSESSED VALUE		370,163	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		370,163	
TOTAL JUST VALUE		370,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3391	NEW CONSTR	51,240	05/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1411	1/21/2022	WD Q	Q	I	01	435,000
GRANTOR: 714 WREN DRIVE LLC						
GRANTEE: MCDONALD MATTHEW T						
1964/1972	2/27/2015	QC U	U	I	11	100
GRANTOR: RIEGLER ROBERT J & LI						
GRANTEE: 714 WREN DRIVE LLC						

EXTRA FEATURES																
L N	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	40	26			6.50	100	1986	1986	3	49.5	3,346	
2	0810	CONCRETE A	0	0	16	3	SF	6.50	6.50	100	1986	1986	3	49.5	154	
3	0810	CONCRETE A	0	0	0		SF	6.50	6.50	100	1986	1986	3	49.5	708	

BUILDING NOTES	
714 WREN DR A&B, FERNANDINA BEACH	

BUILDING DIMENSIONS	
HXO=[YR=1993] W14 S2 W3PTO=[YR=1993] W3N2 W14 S6 APT=[YR=1993] S30 E9 FOP=[YR=1993] S4 E8 HXP=[YR=1993] E8 N4 HXB=[YR=1993] E9 N30W17S30E8\$ W8S4\$ N4W8\$ E8N30 W17\$ E17N4\$ S4E17N6\$ PTR= N10 HXB=[YR=1993] N30W17 APT=[YR=1993] W17S30 E17N30\$ S30E17\$ S10\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							