BLOCK M LOT 7
IN OR 603/697
OAK GROVE SUB 3 PB 3/51

BENNETT LORI D/BENNETT RANDALL P
737 WREN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000M-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

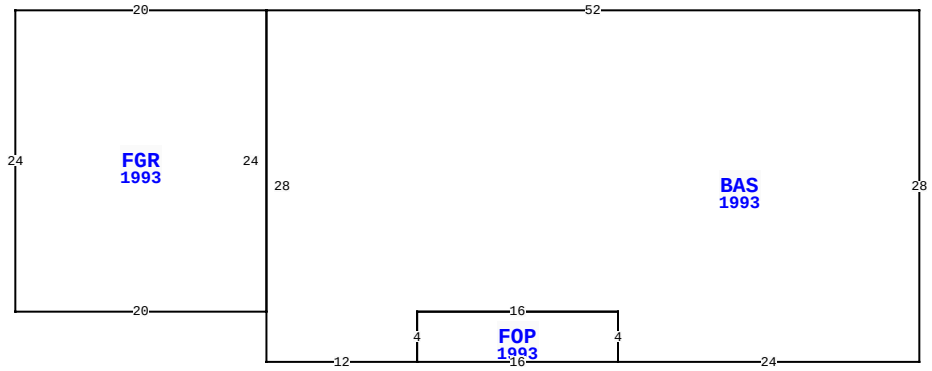
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,392	100	1,392	135,742
FGR	480	55	264	25,744
FOP	64	30	19	1,853
TOTALS	1,936		1,675	163,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	118.6000	112.67	188,722	1989	1999	0	0	0	13.45	86.55

1 SINGLE FAM – 100% - 2014 Heated Area: 1392 HX Base Yr 2014



737 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		163,339
TOTAL MARKET OB/XF VALUE		18,877
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		312,216
SOH/AGL Deduction		158,647
ASSESSED VALUE		153,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,569
TOTAL JUST VALUE		312,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26282	MAJOR REMODEL	0	08/01/2012
E1225309	REMODEL	0	08/01/2012
M1217480	H/AC	0	08/01/2012
9906419	SWIM POOL	24,900	10/16/1999
5849	NEW CONSTR	58,594	07/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/0697	8/01/1990	WD	Q	I		74,900
GRANTOR: VANZANT E C & FAYE						
GRANTEE: BENNETT RANDALL & L						
0415/0375	3/01/1984	MS	U	V		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FGR=[YR=1993] W20 S24 E20 N24 $ S28 E12
FOP=[YR=1993] E16 N4 W16 S4 $ N4 E16 S4 E24 N28 $.

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	100	45	16	720.00	SF	6.50	6.50	100	1989	1989	3	57	2,668	
2	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	100	1989	1989	3	57	489	
3	0820	WOOD WALK	0	100	15	18	270.00	SF	11.75	11.75	100	1990	1990	3	40	1,269	
4	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1999	1999	3	77	1,076	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
7	0861	POOL GUNIT	0	100	0	0	495.00	SF	85.00	85.00	100	1999	1999	3	23	9,677	
8	0845	KOOL DECK	0	100	0	0	555.00	SF	7.25	7.25	100	1999	1999	3	77	3,098	

LAND DESCRIPTION

TOTAL OB/XF 18,877

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	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS