BLOCK N LOT 6
IN OR 878/1611
OAK GROVE SUB 3 PB 3/51

COOK DAVID E JR & PAMELA D
751 WREN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000N-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

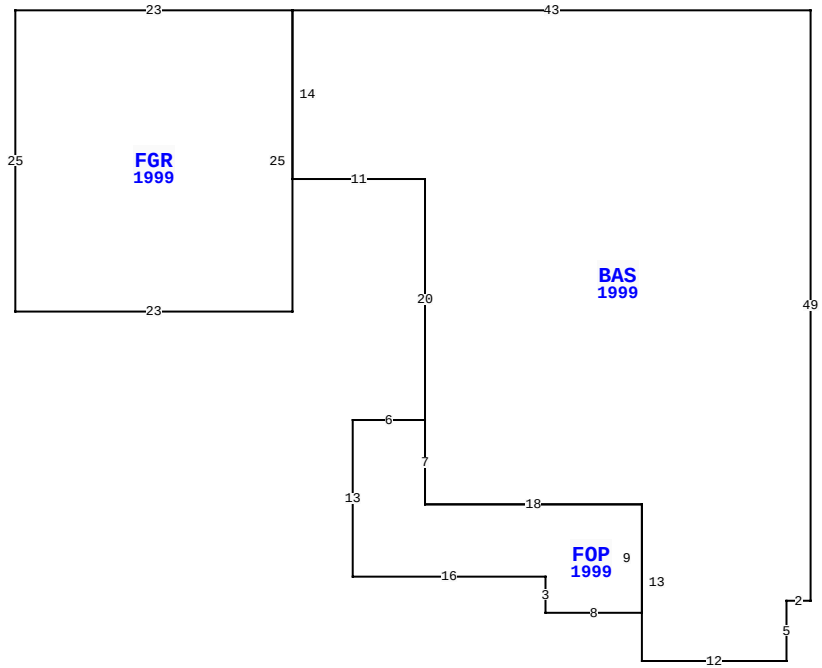
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,638	100	1,638	161,407
FGR	575	55	316	31,139
FOP	210	30	63	6,208
TOTALS	2,423		2,017	198,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	96.1380	120.17	242,383	1999	1999	0	0	0	18.00	82.00

2 SNGL FAM – 100% - 2016 Heated Area: 1638 HX Base Yr 2016



751 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		198,754
TOTAL MARKET OB/XF VALUE		7,298
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		336,052
SOH/AGL Deduction		176,081
ASSESSED VALUE		159,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,971
TOTAL JUST VALUE		336,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805341	NEW CONSTR	100,000	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/1611	4/14/1999	QC	U	I	01	100
GRANTOR: COOK DAVID EMMETT JR						
GRANTEE: COOK DAVID E & NELL						
0292/0248	5/01/1979	WD	U	I		1,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W43 FGR=[YR=1999] W23 S25 E23 N25 $ S14 E11 S20 FOP=[YR=1999] W6 S13 E16 S3 E8 N9 W18 N7 $ S7 E18 S13 E12 N5 E2 N49 $.

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	38	4	152.00	SF	6.50	6.50	100	1999	1999	3	77	761	
2	0810	CONCRETE A	0	100	63	18	1,134.00	SF	6.50	6.50	100	1999	1999	3	77	5,676	
3	0810	CONCRETE A	0	100	22	6	132.00	SF	6.50	6.50	100	1999	1999	3	77	661	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 7,298

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS