

THORNTON DEIRDRE D & MARK/COOK DAVID E JR & PAMELA
751 WREN DR
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 50		0100		01		3,271		90.6200		86.09		281,600		1974		1974		0		0		0		22.13		77.87		VALUATION BY					STANDARD				
Exterior Wall		15		CONC BLOCK 50		1		SINGLE FAM - 100% - 2024								Heated Area: 2880														HX Base Yr 2024		Tax Group: 8					Tax Dist:				
Roof Structure		03		GABLE/HIP 100																												BUILDING MARKET VALUE					219,282				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					13,003				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					260,000				
Interior Floo		14		CARPET 80																												TOTAL MARKET VALUE					492,285				
Interior Floo		08		SHT VINYL 20																												SOH/AGL Deduction					354,298				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					137,987				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms		2		100																												BASE TAXABLE VALUE					87,987				
Bathrooms		2		100																												TOTAL JUST VALUE					492,285				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		2.		100																												INCOME VALUE									
Units		0		100																												PREVIOUS YEAR MKT VALUE					422,871				
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC				2018.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,496		100		1,496		100,290																																	
BAS		1,384		100		1,384		92,781																																	
FGR		598		55		329		22,056																																	
UST		138		45		62		4,157																																	
TOTALS		3,616				3,271		219,282																																	
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		1242		WD DECK A		0 100		7 11		77.00		SF		13.50		13.50		100		1999		1999		3		20		208													
2		1242		WD DECK A		0 100		14 4		56.00		SF		10.00		10.00		100		1999		1999		3		20		112													
3		0825		BRICK		0 100		0 0		180.00		SF		12.50		12.50		100		1993		1993		3		89		2,003													
4		0810		CONCRETE A		0 100		3 4		12.00		SF		6.50		6.50		100		1974		1974		3		25		20													
5		0810		CONCRETE A		0 100		9 15		135.00		SF		6.50		6.50		100		1999		1999		3		77		676													
6		0810		CONCRETE A		0 100		0 0		1,174.00		SF		6.50		6.50		100		1999		1999		3		77		5,876													
7		0940		SHEDS/PORT		0 100		10 6		60.00		SF		30.00		30.00		100		1985		1985		3		20		360													
8		0940		SHEDS/PORT		0 100		10 10		100.00		SF		30.00		30.00		100		1999		1999		3		20		600													
9		0811		CONCRETE B		0 100		0 0		688.00		SF		5.20		5.20		100		2007		2007		3		88		3,148													
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