BLOCK I LOT 1 &
W'LY 70FT OF LOT 2
IN OR 868/1270

CASON LARRY E & CAROL G LIVING TRUST/CASON LARRY E
768 WREN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000I-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

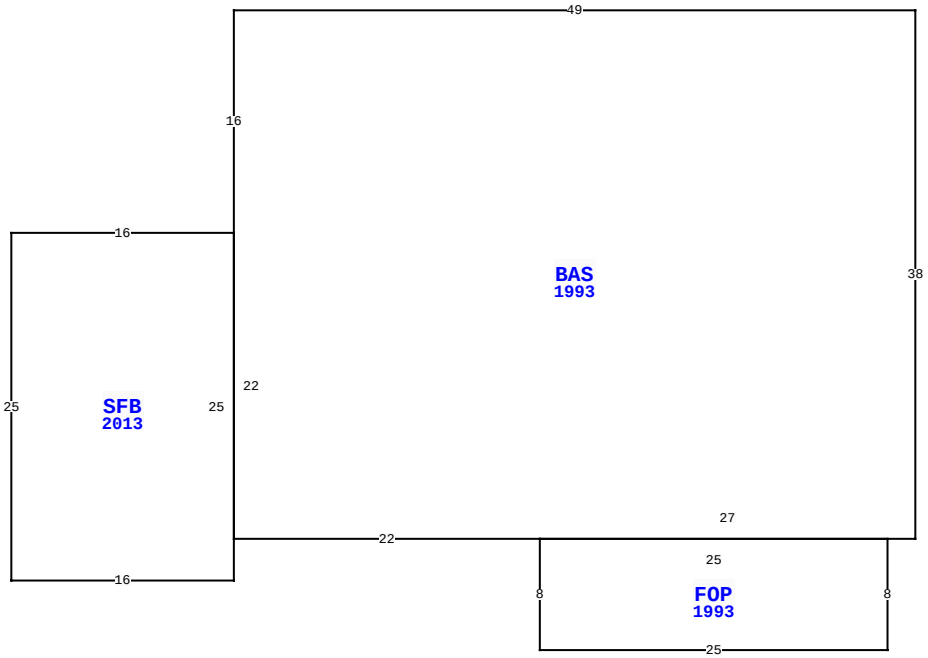
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1993	1,862	162,515
FOP	200	30	1993	60	5,236
SFB	400	80	2013	320	27,930
TOTALS	2,462			2,242	195,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	103.2920	103.29	231,576	1964	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 1997 Heated Area: 2182 HX Base Yr 1997



768 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		195,682
TOTAL MARKET OB/XF VALUE		26,797
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		443,479
SOH/AGL Deduction		282,223
ASSESSED VALUE		161,256
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		105,534
TOTAL JUST VALUE		443,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
02-09562	XFOB	7,920	04/01/2002
E02-9484	ELEC OTHER	0	04/01/2002
6970	ADDITION	8,193	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0868/1270	2/19/1999	WD	U	I	09	100
GRANTOR: CASON LARRY E & CAROL						
GRANTEE: CASON LARRY E & CAR						
0753/1933	3/14/1996	WD	Q	I	01	100
GRANTOR: VANYO CAROL G						
GRANTEE: CASON LARRY E & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S16 SFB=[YR=2013] W16 S25 E16 N25 $ S22 E22
FOP=[YR=1993] S8 E25 N8 W25 $ E27 N38 $.

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	14	19	266.00	SF	6.50	6.50	100	1964	1964	3	20	346	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
3	0810	CONCRETE A	0	100	43	12	516.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,996	
4	0940	SHEDS/PORT	0	100	9	23	207.00	SF	20.10	20.10	100	1995	1995	3	20	832	
5	0810	CONCRETE A	0	100	9	19	171.00	SF	6.50	6.50	100	1964	1964	3	20	222	
6	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
7	0351	CARPORT MT	0	100	12	16	192.00	SF	10.00	10.00	100	2013	2013	3	55	1,056	
8	1076	TRELLIS A	0	100	15	16	240.00	SF	7.50	7.50	100	2013	2013	3	68	1,224	
9	0855	CONC PAVER	0	100	0	0	1,414.00	SF	7.00	7.00	100	2013	2013	3	93	9,205	
10	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2013	2013	3	68	5,222	

TOTAL OB/XF 22,983

LAND DESCRIPTION

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	RES	100		RSF-	2170.00	100.00	170.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	221,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 221,000 Market: 0 Agricultural: 0 Common: 221,000 PRINTED 07/30/2025 BY SYS

BLOCK I LOT 1 &
W'LY 70FT OF LOT 2
IN OR 868/1270

CASON LARRY E & CAROL G LIVING TRUST/CASON LARRY E
768 WREN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000I-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		195,682
TOTAL MARKET OB/XF VALUE		26,797
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		443,479
SOH/AGL Deduction		282,223
ASSESSED VALUE		161,256
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		105,534
TOTAL JUST VALUE		443,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0868/1270	2/19/1999	WD	U	I	09	100
GRANTOR: CASON LARRY E & CAROL						
GRANTEE: CASON LARRY E & CAR						
0753/1933	3/14/1996	WD	Q	I	01	100
GRANTOR: VANYO CAROL G						
GRANTEE: CASON LARRY E & CAR						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	53	3	159.00	SF	6.50	6.50	100	2013	2013	3	93	961	
12	0810	CONCRETE A	0	100	80	3	240.00	SF	6.50	6.50	100	2013	2013	3	93	1,451	
13	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2013	2013	3	93	725	
14	0810	CONCRETE A	0	100	16	7	112.00	SF	6.50	6.50	100	2013	2013	3	93	677	

LAND DESCRIPTION

TOTAL OB/XF 3,814

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 221,000 Market: 0 Agricultural: 0 Common: 221,000 PRINTED 07/30/2025 BY SYS