

BLOCK I LOT 3 &
E'LY 30 FT OF LOT 2
IN OR 2087/824

WILLIAMS DAVID R JR & LAUREN M
770 WREN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000I-0030

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 Floor	11	CLAY TILE 100
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
BAS	2,183	100
FGR	672	55
FOP	188	30
FOP	240	30
STP	8	10
TOTALS	3,291	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,682	115.2000	152.06	407,825	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2019											
Heated Area: 2183											
HX Base Yr 2019											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			397,629
TOTAL MARKET OB/XF VALUE			3,503
TOTAL LAND VALUE - MARKET			169,000
TOTAL MARKET VALUE			570,132
SOH/AGL Deduction			233,710
ASSESSED VALUE			336,422
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,700
TOTAL JUST VALUE			570,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709669	NEW CONSTR	297,864	11/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/0824	11/22/2016	WD	U	V	11	100
GRANTOR: CASON LARRY E & CAROL						
GRANTEE: WILLIAMS DAVID RONA						

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	0811	CONCRETE B	0	100	0	612.00	SF	5.20	5.20	100	2018	2018	3	97	3,087	
2	0810	CONCRETE A	0	100	0	66.00	SF	6.50	6.50	100	2018	2018	3	97	416	

BUILDING NOTES			
770 WREN DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2018] W10 FOP=[YR=2018] N10 W24 S10 E24\$ W57 S23			
FGR=[YR=2018] S28 E24 N28 W24\$ E24 S12 E10 S6 FOP=[YR=2018]			
S10 E1 STP=[YR=2018] S1 E8 N1 W8\$ E9 N2 E11 N8 W21\$ E21 N6 E12 N35\$.			

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	000100	C	RES	100		RSF	2130.00	100.00	130.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	169,000							