

BLOCK J LOT 1
IN OR 2171/208
OAK GROVE SUB #3 PB 3/51

SUTTON DIANE ELIZABETH
730 WREN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000J-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	YEAR
BAS	1,038	100	2017
FCP	280	25	2017
FOP	16	30	2017
FST	154	55	2017
TOTALS	1,488		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,198	114.7980	114.80	137,530	2017	2017	0	0	5.25	94.75
2 SINGLE FAM - 100% - 2018 Heated Area: 1038 HX Base Yr 2018											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE										04/11/2024	MLU
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			130,310
TOTAL MARKET OB/XF VALUE			3,150
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			263,460
SOH/AGL Deduction			122,864
ASSESSED VALUE			140,596
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			89,874
TOTAL JUST VALUE			263,460
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701207	NEW CONSTR	138,094	02/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/0208	1/17/2018	QC U	I	I	11	100
GRANTOR: SUTTON DAVID EUTIS						
GRANTEE: SUTTON DIANE ELIZABETH						
2051/1024	6/08/2016	FJ U	I	I	11	0
GRANTOR: SUTTON JEANIE ELIZABETH						
GRANTEE: SUTTON DIANE ELIZABETH						

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	556.00	SF	5.20	5.20	100	2017	2017	3	96	2,776	
2	0810	CONCRETE A	0	100	20	60.00	SF	6.50	6.50	100	2017	2017	3	96	374	
TOTALS																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W34 FST=[YR=2017] W14 S11 FCP=[YR=2017] S20 E14 N20 W14\$ E14 N11\$ S31 E14 FOP=[YR=2017] E4 N4 W4 S4\$ N4 E4 S4 E16 N31\$.			

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	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							