

BLOCK J LOTS 2 3 & PT OF LOT 4  
S-1 IN OR 1329/816  
OAK GROVE SUB #3 PB 3/51

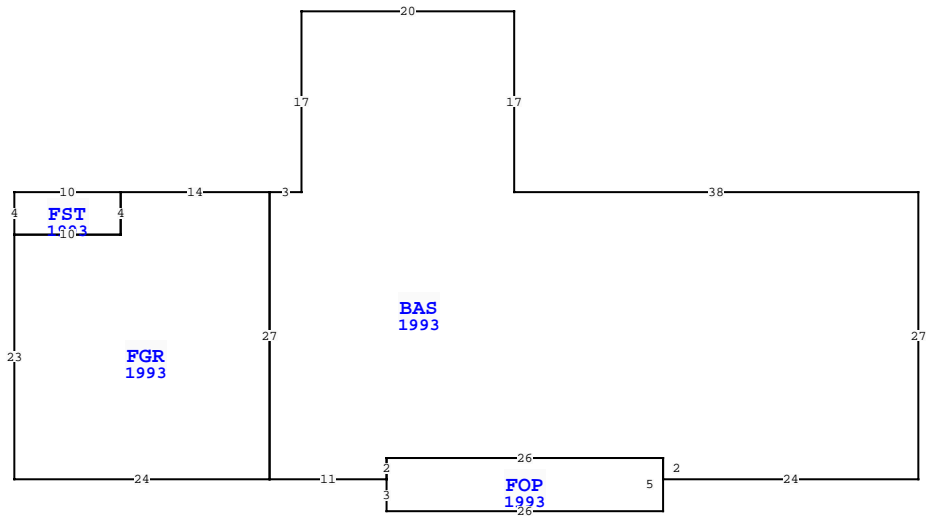
COOK ROBERT H  
744 WREN DR  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-042D-000J-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	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	12	HARDWOOD	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
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
BAS	1,935	100	1993
FGR	608	55	1993
FOP	130	30	1993
FST	40	55	1993
TOTALS	2,713		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,330	121.0300	121.03	282,000	1970	1995	0	0	24.25	75.75
1 SINGLE FAM - 100% - 2006 Heated Area: 1935 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			213,615
TOTAL MARKET OB/XF VALUE			22,220
TOTAL LAND VALUE - MARKET			260,000
TOTAL MARKET VALUE			495,835
SOH/AGL Deduction			275,027
ASSESSED VALUE			220,808
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			170,086
TOTAL JUST VALUE			495,835
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5235	CARPORT	4,080	10/17/1988
1567	ADDITION	3,000	11/10/1983

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0816	6/29/2005	WD	Q	I		275,000
GRANTOR: KOENIG DONALD & KAREN						
GRANTEE: COOK ROBERT H & JAC						
1269/1961	10/29/2004	WD	Q	I		220,000
GRANTOR: MCCARRELL ANN MARIE						
GRANTEE: KOENIG DONALD & KAR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	0825	BRICK	0	100	3	6	18.00	SF	12.50	12.50	100
5	0825	BRICK	0	100	3	4	12.00	SF	12.50	12.50	100
6	0810	CONCRETE A	0	100	16	31	496.00	SF	6.50	6.50	100
7	0810	CONCRETE A	0	100	37	4	148.00	SF	6.50	6.50	100
8	0810	CONCRETE A	0	100	139	3	417.00	SF	6.50	6.50	100
9	0810	CONCRETE A	0	100	147	11	1,617.00	SF	6.50	6.50	100
10	0851	PATIO STON	0	100	0	0	445.00	SF	0.75	0.75	100

TOTAL OB/XF												19,500												
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	2200.00	138.00	200.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	260,000							

BUILDING NOTES	
744 WREN DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W38 N17 W20 S17 W3 FGR=[YR=1993] W14	
FST=[YR=1993] W10 S4 E10 N4\$ S4 W10 S23 E24 N27\$ S27 E11	
FOP=[YR=1993] S3 E26 N5 W26 S2\$ N2 E26 S2 E24 N27\$ .	

