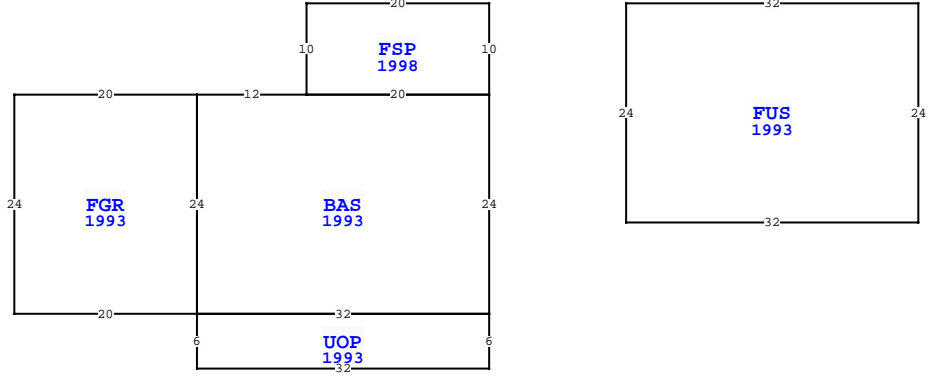


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	1,918	111.7200	176.52	338,565	1988	2005	0	0	9.25	90.75		
1 SFR CUST - 100% - 2022 Heated Area: 1536 HX Base Yr 2022													



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	768	100	1993	768	123,027
FGR	480	55	1993	264	42,290
FSP	200	40	1998	80	12,816
FUS	768	100	1993	768	123,027
UOP	192	20	1993	38	6,088
TOTALS	2,408			1,918	307,248

731 WREN DR, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	4	9		SF	6.50	100	1988	1988	3	52	122	
2	0810	CONCRETE A	0	100	16	45		SF	6.50	100	1988	1988	3	52	2,434	

TOTAL OB/XF 2,556

LAND DESCRIPTION																								
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	0006	RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			307,248
TOTAL MARKET OB/XF VALUE			2,556
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			439,804
SOH/AGL Deduction			34,548
ASSESSED VALUE			405,256
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			354,534
TOTAL JUST VALUE			439,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4615	NEW CONSTR	2,500	10/26/1987
2769	NEW CONSTR	0	10/22/1987
4439	NEW CONSTR	56,052	10/15/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1806	6/18/2021	WD Q	Q	I	01	455,000
GRANTOR: DIANA NATALIE J & DEA						
GRANTEE: DORRIS RONALD E & J						
2428/0992	1/22/2021	WD Q	Q	I	01	202,500
GRANTOR: DANLEY JANET K						
GRANTEE: DIANA NATALIE J & D						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=1998] W20 S10 BAS=[YR=1993] W12 FGR=[YR=1993] W20 S24 E20 N24 \$ S24 UOP=[YR=1993] S6 E32 N6 W32 \$ E32 N24 W20 \$ E20 N10 \$ PTR= E15 FUS=[YR=1993] E32 S24 W32 N24\$W15 \$.