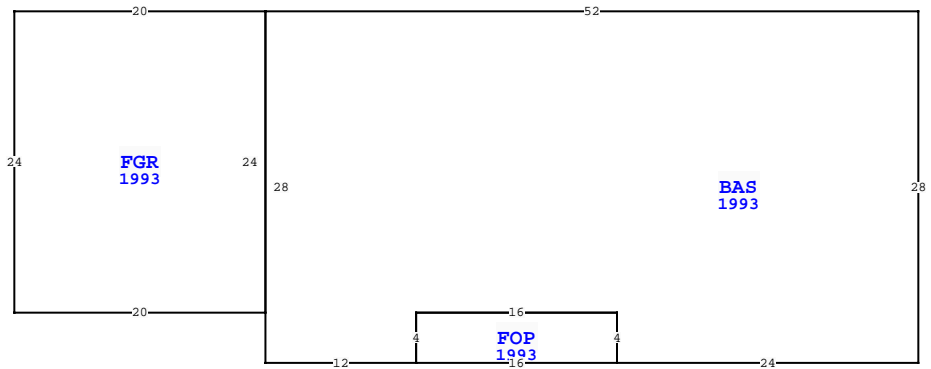


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,675	118.6000	118.60	198,655	1989	1999		0	0	14.03	85.97
1 SINGLE FAM - 100% - 2014 Heated Area: 1392 HX Base Yr 2014												



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	1,392	100	1993	1,392	141,929
FGR	480	55	1993	264	26,917
FOP	64	30	1993	19	1,937
TOTALS	1,936			1,675	170,784

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			170,784
TOTAL MARKET OB/XF VALUE			17,790
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			318,574
SOH/AGL Deduction			160,551
ASSESSED VALUE			158,023
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			107,301
TOTAL JUST VALUE			318,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26282	MAJOR REMODEL	0	08/01/2012
E1225309	REMODEL	0	08/01/2012
M1217480	H/AC	0	08/01/2012
9906419	SWIM POOL	24,900	10/16/1999
5849	NEW CONSTR	58,594	07/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/0697	8/01/1990	WD	Q	I		74,900
GRANTOR: VANZANT E C & FAYE						
GRANTEE: BENNETT RANDALL & L						
0415/0375	3/01/1984	MS	U	V		13,500
GRANTOR:						
GRANTEE:						

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	45	16	720.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,551	
2	0810	CONCRETE A	0 100	33	4	132.00	SF	6.50	6.50	100	1989	1989	3	54.5	468	
3	0820	WOOD WALK	0 100	15	18	270.00	SF	11.75	11.75	100	1990	1990	3	40	1,269	
4	0810	CONCRETE A	0 100	0	0	215.00	SF	6.50	6.50	100	1999	1999	3	75	1,048	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
7	0861	POOL GUNIT	0 100	0	0	495.00	SF	85.00	85.00	100	1999	1999	3	21	8,836	
8	0845	KOOL DECK	0 100	0	0	555.00	SF	7.25	7.25	100	1999	1999	3	75	3,018	

737 WREN DR, FERNANDINA BEACH													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	04/11/2024
													INC DATE		AG DATE	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W52 FGR=[YR=1993] W20 S24 E20 N24 \$ S28 E12												
FOP=[YR=1993] E16 N4 W16 S4 \$ N4 E16 S4 E24 N28 \$.												

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