BLOCK M LOT 8
0AK GROVE SUB 3 PB 3/51

VANZANT JANE &/ALDRIDGE THOMAS MARTIN EST
749 WREN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000M-0080

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 Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

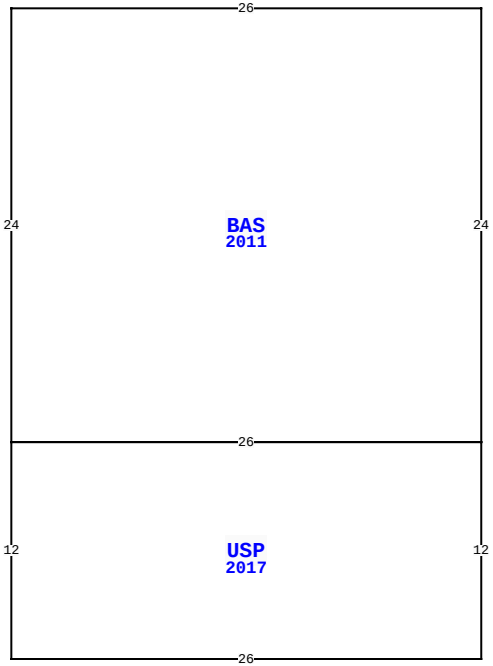
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2011	624	54,909
USP	312	30	2017	94	8,271
TOTALS	936			718	63,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	718	107.6350	107.64	77,286	1980	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 40% - 2019 Heated Area: 624 HX Base Yr 2019



749 WREN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		63,181
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		193,181
SOH/AGL Deduction		64,820
ASSESSED VALUE		128,361
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		103,361
TOTAL JUST VALUE		193,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/579	2/26/2025	QC	U	I	11	100
GRANTOR: ALDRIDGE JAMES						
GRANTEE: VANZANT JANE D						
2004/1467	9/01/2015	QC	U	I	11	100
GRANTOR: ALDRIDGE JAMES LONNIE						
GRANTEE: VANZANT JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W26S24 USP=[YR=2017] S12E26 N12W26$ E26N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	40	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS