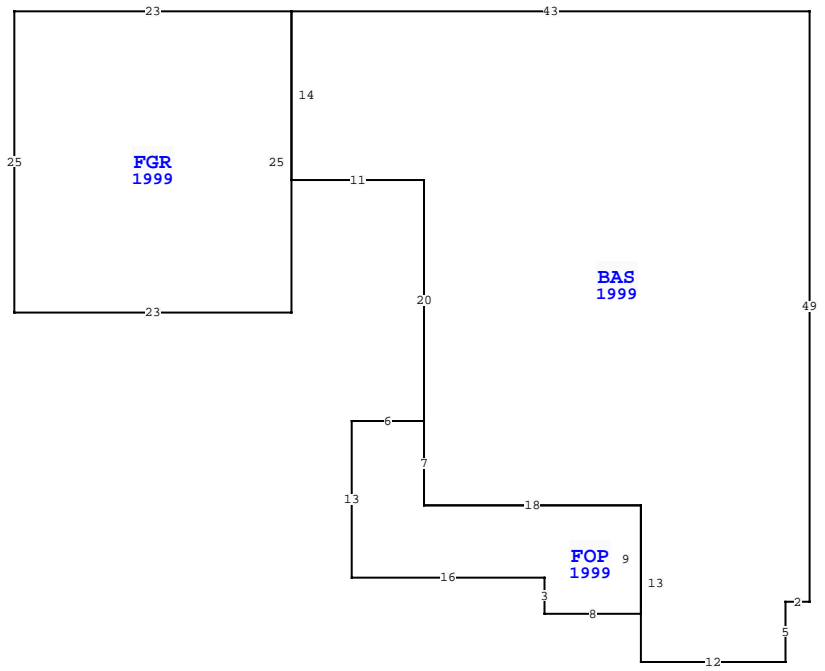


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2018.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,638	100	1999
FGR	575	55	1999
FOP	210	30	1999
TOTALS	2,423		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,017	96.1380	126.90	255,957	1999	1999	0	0	18.75	81.25
2 SNGL FAM - 100% - 2016 Heated Area: 1638 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			207,965
TOTAL MARKET OB/XF VALUE			7,113
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			345,078
SOH/AGL Deduction			180,468
ASSESSED VALUE			164,610
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			113,888
TOTAL JUST VALUE			345,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805341	NEW CONSTR	100,000	09/02/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/1611	4/14/1999	QC	Q	I	01	100
GRANTOR: COOK DAVID EMMETT JR						
GRANTEE: COOK DAVID E & NELL						
0292/0248	5/01/1979	WD	U	I		1,100
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
1	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	1999
2	0810	CONCRETE A	0 100	63	18	1,134.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0 100	22	6	132.00	SF	6.50	6.50	100	1999
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
751 WREN DR, FERNANDINA BEACH											
BLD DATE: 04/11/2024 MLU											
XF DATE:											
INC DATE:											
LGL DATE:											
LAND DATE:											
AG DATE:											
TOTAL OB/XF VALUE: 7,113											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W43 FGR=[YR=1999] W23 S25 E23 N25 \$ S14 E11 S20 FOP=[YR=1999] W6 S13 E16 S3 E8 N9 W18 N7 \$ S7 E18 S13 E12 N5 E2 N49 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF	2100.00	100.00	100.00	FF	1.00