

BLOCK 5 LOT 4
IN OR 2144/1664
SOUTH BEACH SUB PB 3/11

WRENN SEAN D
2114 CANDLEGLOW STREET
CASTLE ROCK, CO 80109

2025

00-00-31-1720-0005-0040



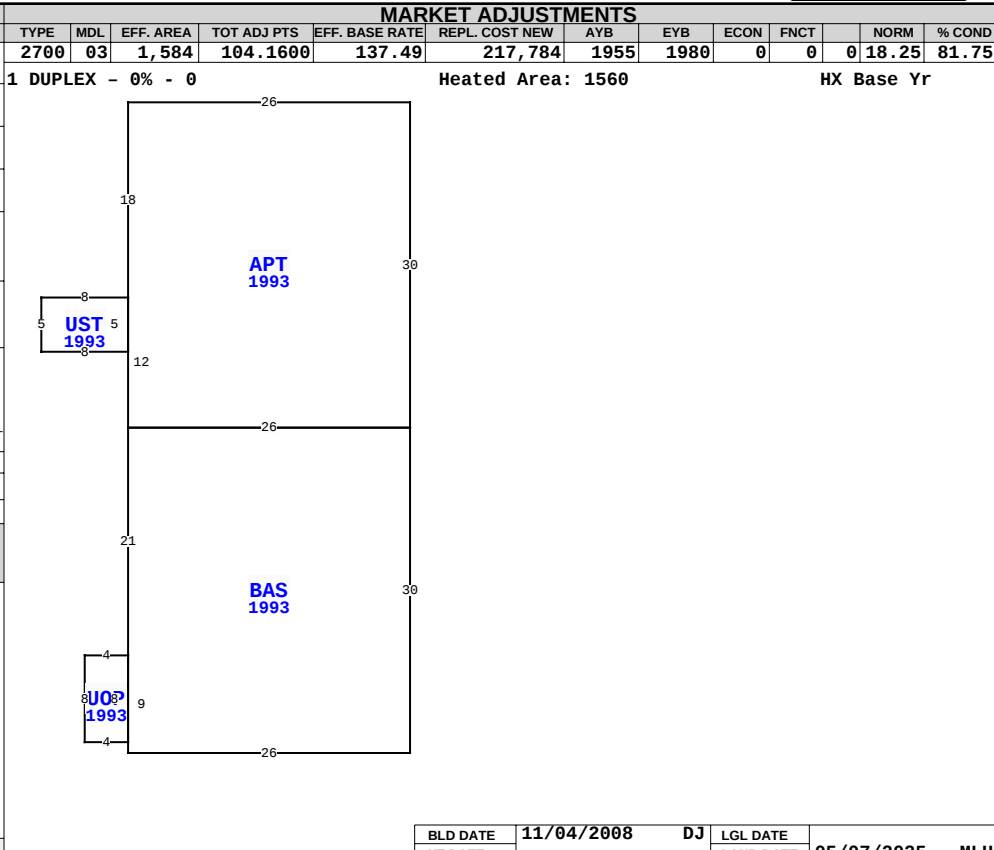
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	780	100	1993	780	87,670
BAS	780	100	1993	780	87,670
UOP	32	20	1993	6	674
UST	40	45	1993	18	2,023
TOTALS	1,632			1,584	178,038

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	26	15		390.00	SF 6.50
2	1242	WD DECK A	0	0	0	0		195.00	SF 10.00
3	0855	CONC PAVER	0	0	26	15		390.00	SF 10.00
4	1272	H-SHUTR MD	0	0	0	0		6.00	UT 133.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-3	50.00	100.00	50.00



3065 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE 11/04/2008	DJ	LGL DATE	05/07/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
4,673									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					178,038				
TOTAL MARKET OB/XF VALUE					4,673				
TOTAL LAND VALUE - MARKET					375,000				
TOTAL MARKET VALUE					557,711				
SOH/AGL Deduction					25,402				
ASSESSED VALUE					532,309				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					532,309				
TOTAL JUST VALUE					557,711				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					483,917				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080150	REPAIR/RRF	4,000	01/31/2008
20060601	XFOB	3,000	03/23/2006
B032912	REPAIR/RRF	2,000	04/14/2003
B0011895	REPAIR/RRF	2,500	08/20/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2144/1664	9/01/2017	WD	Q	I	01	415,000			
GRANTOR: VANPUYMBROUCK HEATHER									
GRANTEE: WRENN SEAN D									
1942/0987	10/15/2014	WD	Q	I	02	250,000			
GRANTOR: LONDON DOROTHY W									
GRANTEE: VANPUYMBROUCK HEATH									

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W26 S18 UST=[YR=1993] W8 S5 E8 N5 \$ S12									
BAS=[YR=1993] S21 UOP=[YR=1993] W4 S8 E4 N8 \$ S9 E26 N30									
W26 \$ E26 N30 \$.									