

BLOCK J LOTS 2 3 & PT OF LOT 4
S-1
OAK GROVE SUB #3 PB 3/51

COOK ROBERT H L/E/
744 WREN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-042D-000J-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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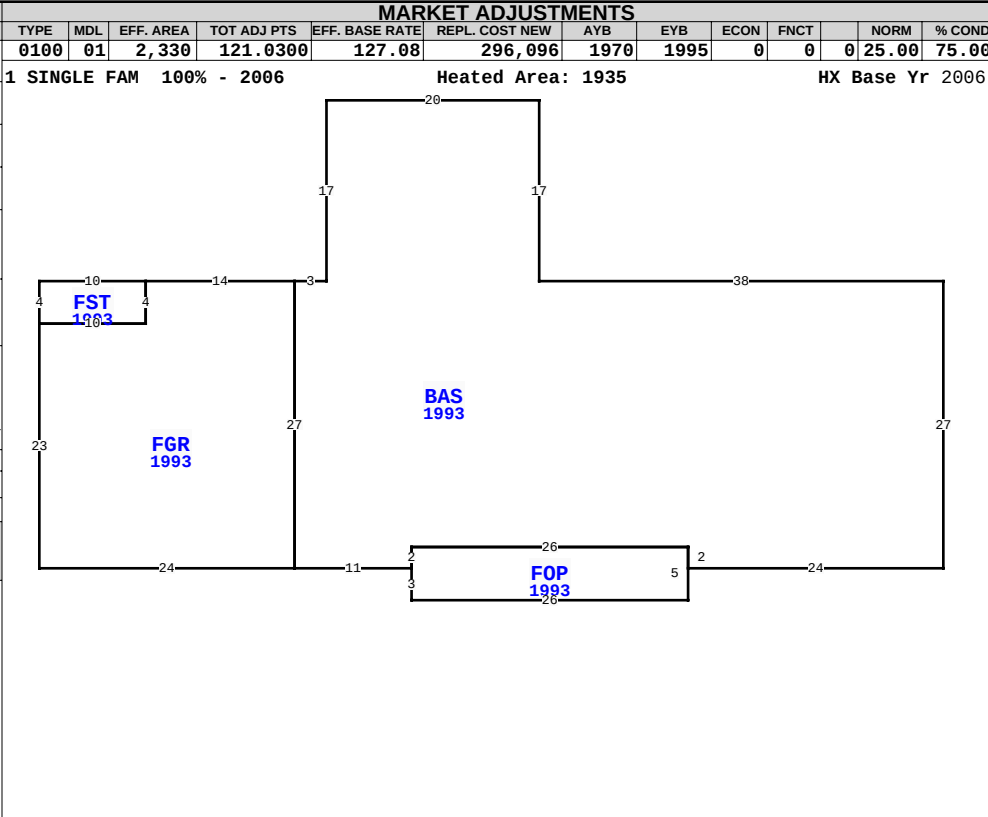
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	1993	1,935	184,425
FGR	608	55	1993	334	31,834
FOP	130	30	1993	39	3,717
FST	40	55	1993	22	2,097

TOTALS	2,713			2,330	222,072
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
11	1242	WD DECK A	0	100	10	8	80.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2200.00	138.00		200.00

REVIEW DATE	01/01/2023	BY	CD
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744 WREN DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											9,149	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RSF-	2200.00	138.00	200.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	4	

Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0	Common: 400,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		222,072
TOTAL MARKET OB/XF VALUE		9,149
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		631,221
SOH/AGL Deduction		404,451
ASSESSED VALUE		226,770
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		175,359
TOTAL JUST VALUE		631,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5235	CARPORT	4,080	10/17/1988
1567	ADDITION	3,000	11/10/1983

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/0305	3/24/2026	LE	U	I	11	100
GRANTOR: COOK ROBERT H L/E						
GRANTEE: COOK JACOB ELI BRAN						
1329/0816	6/29/2005	WD	Q	I		275,000
GRANTOR: KOENIG DONALD & KAREN						
GRANTEE: COOK ROBERT H & JAC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W38 N17 W20 S17 W3 FGR=[YR=1993] W14									
FST=[YR=1993] W10 S4 E10 N4\$ S4 W10 S23 E24 N27\$ S27 E11									
FOP=[YR=1993] S3 E26 N5 W26 S2\$ N2 E26 S2 E24 N27\$.									