

WRENN FAMILY TRUST/WRENN ROBERT DONALD TRUSTEE
2358 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0069-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 90

Exterior Wall20FACE BRICK 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1046.00

TOTALSTOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

TOTALS2,2131,926278,707

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,926125.3224174.20335,509199019900016.9383.07

1 SNGL FAM100%- 2001

Heated Area: 1587

HX Base Yr 2001

FGR1993

BAS1993

FOP1993

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

05/01/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30500FP-PRE FAB0100001.00UT3,500.003,500.00100199019903642,240

LAND DESCRIPTIONTOTAL OB/XF2,240

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-10.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE278,707

TOTAL MARKET OB/XF VALUE2,240

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE460,947

SOH/AGL Deduction282,261

ASSESSED VALUE178,686

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE127,275

TOTAL JUST VALUE460,947

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE452,243

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2863/4284/23/2026WDUI11100

GRANTOR:WRENN ROBERT D & JOAN

GRANTEE:WRENN FAMILY TRUST

0960/110612/04/2000WDQUI1140,000

GRANTOR:TARDIFF DEBRA A

GRANTEE:WRENN ROBERT D & JO

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 S12 FST=[YR=2007] W2 S16 BAS=[YR=1993] W10 N6 W15 S31 W3 S6 E3 S5 E11 N3 E11 N1 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E18 N12 R2 U2 N5 L2 U2 N9 W19 N2 W2\$ E2 N16\$ S18 E19 N30\$.