E1/2 OF LOT 2
IN OR 1990/1208
HILDRETHS BRIER LEAF PARK

WALLACE ANDREW PETER & ANDREA
1225 FORREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0300-0002-0010

BUILDING CHARACTERISTICS

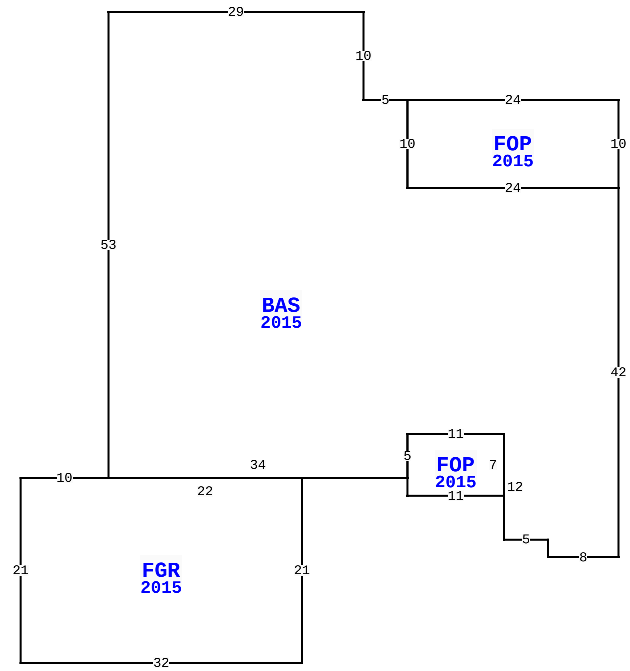
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100	2,596	350,720
FGR	672	55	370	49,987
FOP	77	30	23	3,107
FOP	240	30	72	9,727
TOTALS	3,585		3,061	413,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,061	117.8980	140.00	428,540	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2016 Heated Area: 2596 HX Base Yr 2016



1225 FORREST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		413,541
TOTAL MARKET OB/XF VALUE		35,545
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		724,086
SOH/AGL Deduction		342,347
ASSESSED VALUE		381,739
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,739
TOTAL JUST VALUE		724,086
NCON VALUE		29,276
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006964	SWIM POOL	16,200	05/04/2022
B1529810	CO ISSUED	0	06/30/2015
B1529810	NEW CONSTR	326,618	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/1208	6/30/2015	WD	Q	I	01	381,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: WALLACE ANDREW PETE						
1940/1443	9/25/2014	SW	Q	V	02	75,500
GRANTOR: AMERIS BANK						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W24 BAS=[YR=2015] W5 N10W29 S53 FGR=[YR=2015] W10 S21 E32 N21 W22$ E34 FOP=[YR=2015] S2 E11 N7 W11 S5$ N5 E11 S12 E5 S2 E8 N42 W24 N10$ S10 E24 N10$.

EXTRA FEATURES

L N	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
1	0855	CONC PAVER	0	100	0	0	804.00	SF	7.00	7.00	100	2015	2015	3	96	5,403	
2	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2015	2015	3	96	806	
3	0855	CONC PAVER	0	100	3	3	9.00	SF	7.00	7.00	100	2015	2015	3	96	60	
4	0866	POOL FIBER	0	100	0	0	240.00	SF	72.00	72.00	100	2022	2022	3	100	17,280	
5	0855	CONC PAVER	0	100	0	0	694.00	SF	10.00	10.00	100	2022	2022	3	100	6,940	
6	0476	VF 6 SBPL	0	100	0	0	116.00	LF	32.00	32.00	100	2022	2022	3	100	3,712	
7	0475	VF 4 SBPL	0	100	0	0	96.00	LF	14.00	14.00	100	2022	2022	3	100	1,344	

LAND DESCRIPTION

TOTAL OB/XF 35,545

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100		RS-1	100.00	136.00	1.00	UT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 11/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS