LOT 7
HILDRETHS BRIER LEAF PARK
PB 4/7

DARBY JUSTIN & BRITTANY
1261 FORREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0300-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

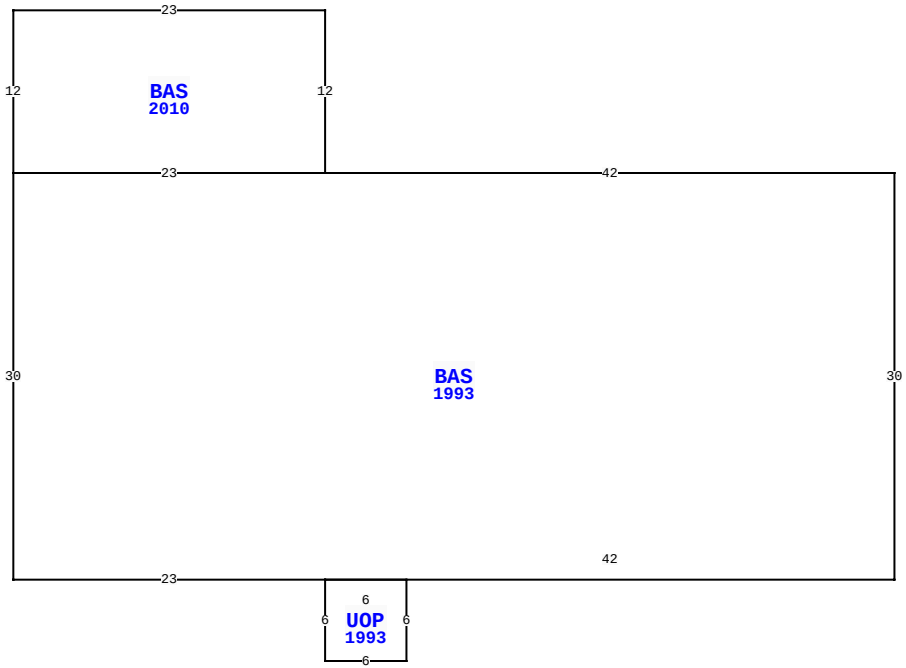
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	101,142
BAS	276	100	276	14,316
UOP	36	20	7	363
TOTALS	2,262		2,233	115,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,233	105.4480	95.17	212,515	1981	1981	0	0	25	20.50	54.50

1 SINGLE FAM – 100% - 0 Heated Area: 2226 HX Base Yr



1261 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		115,821
TOTAL MARKET OB/XF VALUE		5,703
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		371,524
SOH/AGL Deduction		50,896
ASSESSED VALUE		320,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,628
TOTAL JUST VALUE		371,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/0954	1/30/2023	WD	Q	I	01	425,000
GRANTOR: MONEY WILLIAM M & ROZ						
GRANTEE: DARBY JUSTIN & BRIT						
2388/0803	8/27/2020	WD	U	I	30	260,000
GRANTOR: MONEY WILLIAM G & PAT						
GRANTEE: MONEY WILLIAM M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 BAS=[YR=2010] N12 W23 S12 E23$ W23 S30 E23
UOP=[YR=1993] S6 E6 N6 W6 $ E42 N30 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1988	1988	3	20	3,360	
3	1242	WD DECK A	0	100	12	14	168.00	SF	7.50	7.50	100	1995	1995	3	20	252	
4	1242	WD DECK A	0	100	12	16	192.00	SF	7.50	7.50	100	1995	1995	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 5,703

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	100.00	136.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 02/24/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS