

LOT 8
IN OR 1239/229
HILDRETHS BRIER LEAF PARK

WICKLESS DEBORAH DIANE
1269 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0300-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		

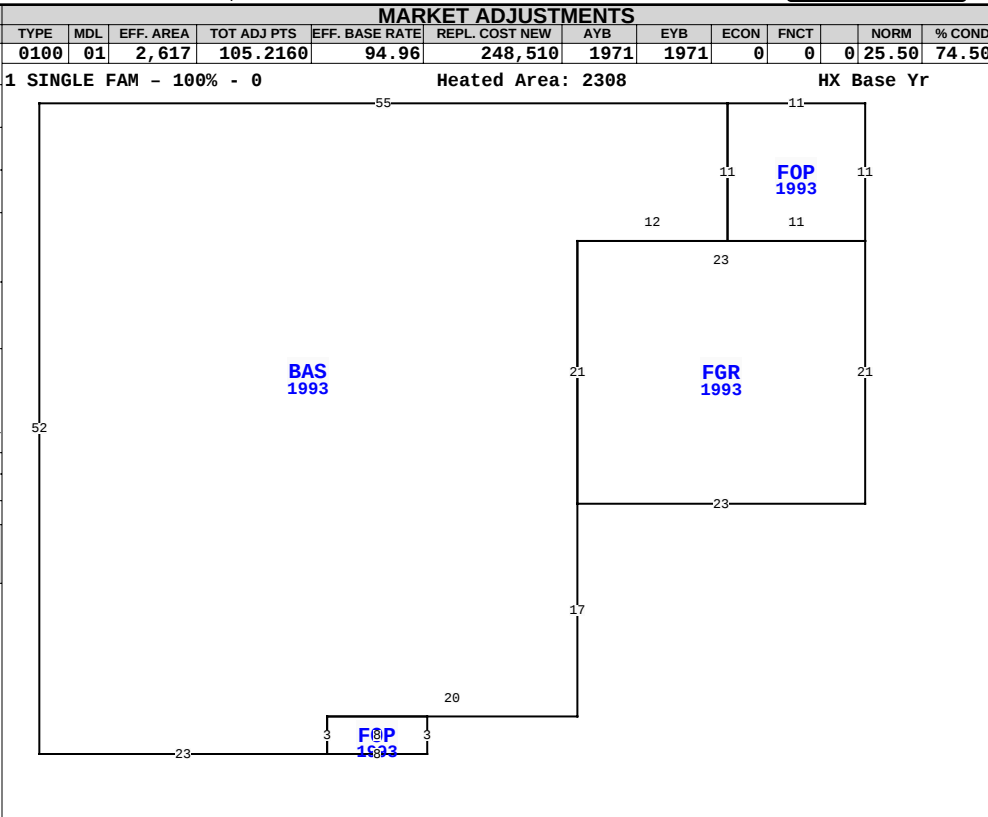
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2,308	163,280
FGR	483	55	266	18,818
FOP	24	30	7	495
FOP	121	30	36	2,547

TOTALS	2,936		2,617	185,140
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1971
2	0812	CONCRETE C	0 100	0	0	1,241.00	SF	4.00	4.00	100	1971
3	0810	CONCRETE A	0 100	0	0	223.00	SF	6.50	6.50	100	1971
4	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	100.00	136.00	1.00	UT	1.00

REVIEW DATE 02/24/2016 BY DJ



1269 FORREST DR, FERNANDINA BEACH

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

TOTAL OB/XF												2,899
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-1	100.00	136.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00		

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	185,140		
TOTAL MARKET OB/XF VALUE	2,899		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	438,039		
SOH/AGL Deduction	274,655		
ASSESSED VALUE	163,384		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	113,384		
TOTAL JUST VALUE	438,039		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	331,525		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0113	REPAIR/RRF	3,400	09/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1239/0229	6/18/2004	QC	U	I	01	100	
GRANTOR: WICKLESS GARY P							
GRANTEE: WICKLESS DEBORAH DI							
0687/1194	9/01/1993	WD	U	I	05	73,900	
GRANTOR: FDRL NATL MTG ASSOC							
GRANTEE: WICKLESS GARY & D D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W11 BAS=[YR=1993] W55 S52 E23 FOP=[YR=1993] E8N3 W8 S3\$ N3 E20 N17 FGR=[YR=1993] E23 N21 W23 S21\$ N21 E12 N11\$ S11 E11 N11\$.											