

LOT 15
IN OR 1833/1663
HILDRETHS BRIER LEAF PARK

MICHAELSON CANDACE J
1365 FORREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0300-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

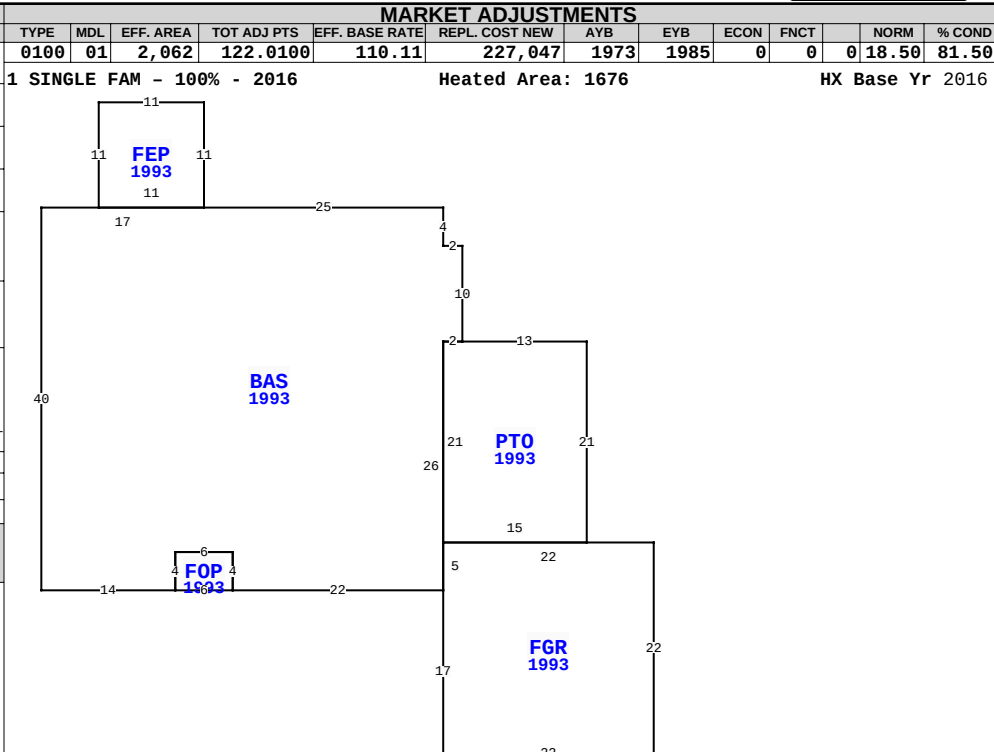
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	150,403
FEP	121	80	97	8,705
FGR	484	55	266	23,871
FOP	24	30	7	628
PTO	315	5	16	1,436

TOTALS	2,620		2,062	185,043
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	315.00	SF	6.50	6.50
3	0802	ASPHALT B	0 100	0	0	779.00	SF	2.40	2.40

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	99.00	136.00	1.00



1365 FORREST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		185,043	
TOTAL MARKET OB/XF VALUE		2,637	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		437,680	
SOH/AGL Deduction		228,074	
ASSESSED VALUE		209,606	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		159,606	
TOTAL JUST VALUE		437,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8637	XFOB	1,000	01/25/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1833/1663	1/04/2013	WD	Q	I	01
GRANTOR: LEGARE TIMOTHY ASHER					SALE PRICE
GRANTEE: MICHELSON CANDACE J					204,000
1314/0321	5/03/2005	WD	Q	I	
GRANTOR: POZZETTA JAMES M & ER					270,000
GRANTEE: LEGARE TIMOTHY ASHE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W13 BAS=[YR=1993] N10 W2 N4 W25 FEP=[YR=1993] N11 W11 S11 E11\$ W17 S40 E14 FOP=[YR=1993] E6 N4 W6 S4\$N4 E6 S4 E22 FGR=[YR=1993] S17 E22 N22 W22 S5\$ N26 E2\$ W2 S21 E15 N21\$.									