

LOT 16
IN OR 511 PG 1101
HILDRETHS BRIER LEAF PARK

DEACON GEORGE E & MERCEDES G
1373 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0300-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	338	100	338	26,884
BAS	1,297	100	1,297	103,161
FGR	600	55	330	26,247
TOTALS	2,235		1,965	156,293

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	959.00	SF	4.00	4.00	100	1973
2	0850	PEBBLE WLK	0 100	0	0	586.00	SF	3.50	3.50	100	1973
4	0510	GARAGE WD-	0 100	22	28	336.00	SF	35.00	35.00	100	1989
5	0812	CONCRETE C	0 100	0	0	1,320.00	SF	4.00	4.00	100	1989

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	101.00	136.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,965	106.8200	96.41	189,446	1973	1980	0	0	17.50	82.50
1 SINGLE FAM - 100% - 1988 Heated Area: 1635 HX Base Yr 1988											

1373 FORREST DR, FERNANDINA BEACH											
TOTAL OB/XF 6,966											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						156,293					
TOTAL MARKET OB/XF VALUE						6,966					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						413,259					
SOH/AGL Deduction						274,127					
ASSESSED VALUE						139,132					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						89,132					
TOTAL JUST VALUE						413,259					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						309,150					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633581	REMODEL	13,766	12/01/2016
B24691	REMODEL	5,461	05/01/2011
5687	NEW CONSTR	150	02/02/1989
5407	GARAGE	10,327	01/03/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0511/1101	3/02/1987	WD	Q	I		91,000			
GRANTOR: BECKER MAURICE B									
GRANTEE: DEACON GEORGE E									
0326/0266	12/01/1980	WD	Q	I		77,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W27 S4 W22 S16 E22 S15 E27 N3 N32 \$											
FGR=[YR=1993;ORIG=0,32] E24 N25 W24 S25 \$											
BAS=[YR=1993;ORIG=56,10] N13 W26 S13 E26 \$											