LOT 12 EX S 20 FT OF E
EX S20 FT E2800 FT FOR R/W &
PT OF ABND R/W OR 880/1308

LASSERRE JON C & JENNIFER D
1213 FORREST DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,567
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	1,126,567
SOH/AGL Deduction	0
ASSESSED VALUE	1,126,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,126,567
TOTAL JUST VALUE	1,126,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,125,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2111290	NEW CONSTR	0	01/01/2022
20010141	DEMOLITION	0	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2394/1314	9/21/2020	WD	U	I	11	100
GRANTOR: LASSERRE JON C						
GRANTEE: LASSERRE JON C & JE						
2347/0446	3/11/2020	TD	U	I	11	100
GRANTOR: LASSERRE CURTISS H RE						
GRANTEE: LASSERRE JON C						

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

1213 FORREST DR, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	0	0	480.00	SF	8.00	8.00	100	1980	1980	3	20	768	
2	0350	CARPORT WD	0	0	16	12	192.00	SF	13.00	13.00	100	1995	1995	3	20	499	
3	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 1,567

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	000132	C	SFR RIVER	0		CG	150.00	300.00	150.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,125,000							

REVIEW DATE 03/31/2023 BY DJ Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS