LOT 3
IN OR 1496/1303
HILDRETHS BRIER LEAF PARK

WINGATE MICHAEL W
1231 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

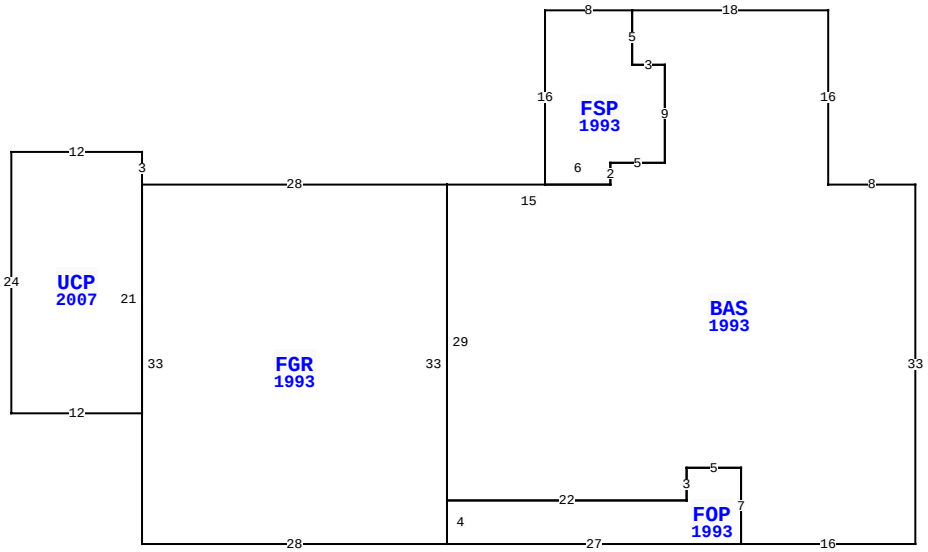
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,561	100	1,561	137,282
FGR	924	55	508	44,676
FOP	123	30	37	3,254
FSP	151	40	60	5,276
UCP	288	20	58	5,101
TOTALS	3,047		2,224	195,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,224	120.1480	114.14	253,847	1971	1993	0	0	0	22.95	77.05

1 SINGLE FAM – 100% - 2009 Heated Area: 1561 HX Base Yr 2009



1231 FORREST DR, FERNANDINA BEACH

BLD DATE	02/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		195,589
TOTAL MARKET OB/XF VALUE		10,083
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		505,672
SOH/AGL Deduction		325,970
ASSESSED VALUE		179,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,702
TOTAL JUST VALUE		505,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3708	N/A	5,640	11/14/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/1303	5/03/2007	WD	Q	I		340,000
GRANTOR: PULICE JOHN MICHAEL						
GRANTEE: WINGATE MICHAEL W						
1284/0932	12/30/2004	WD	Q	I		255,000
GRANTOR: HILDRETH MARY E L/E						
GRANTEE: PULICE JOHN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N16 W18 FSP=[YR=1993] W8 S16 E6N2 E5 N9 W3 N5$ S5 E3 S9 W5 S2 W15 FGR=[YR=1993] W28 UCP=[YR=2007] N3 W12 S24 E12 N21$ S33 E28 FOP=[YR=1993] E27 N7 W5 S3 W22 S4$ N33$ S29 E22 N3 E5 S7 E16 N33$.

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	0812	CONCRETE C	0	100	0	0	2,511.00	SF	4.00	4.00	100	1980	1980	3	32.5	3,264	
2	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	1980	1980	3	32.5	108	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0855	CONC PAVER	0	100	0	0	476.00	SF	7.00	7.00	100	2007	2007	3	88	2,932	
5	1123	CB 8"	0	100	63	2	126.00	SF	6.15	6.15	100	1988	1988	3	54.5	422	
6	1127	BRICK 8"	0	100	2	2	110.00	SF	11.00	11.00	100	1988	1988	3	84	1,016	
7	0461	IRON FENCE	0	100	63	0	63.00	SF	4.25	4.25	100	1988	1988	3	64	171	

LAND DESCRIPTION

TOTAL OB/XF 10,083

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		RSF-1	99.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS