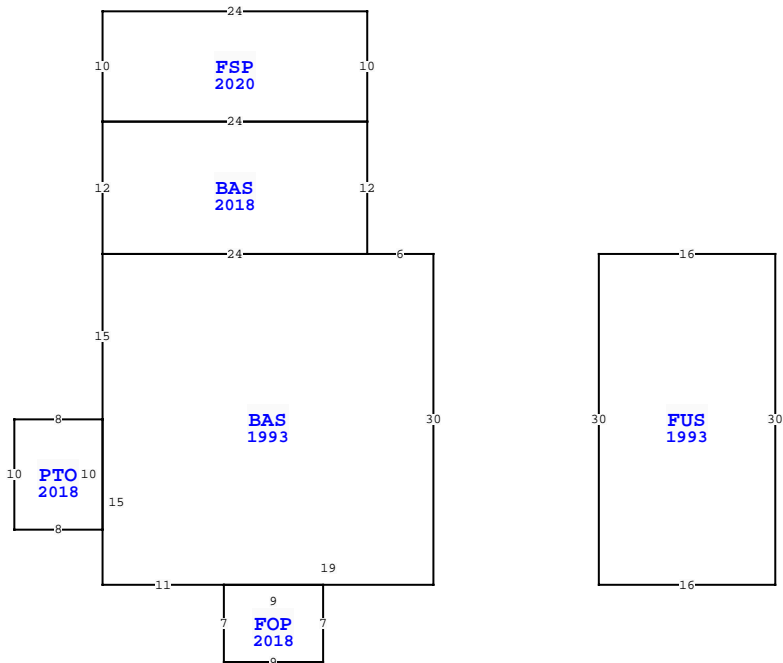




BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 60		
Exterior Wall	10	ABOVE AVG 40		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 80		
Roof Cover	12	MODULAR MT 20		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	12	HARDWOOD 30		
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	05	Quality Level 05		
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	900	100	900	148,340
BAS	288	100	288	47,469
FOP	63	30	19	3,131
FSP	240	40	96	15,823
FUS	480	100	480	79,114
PTO	80	5	4	659
TOTALS	2,051		1,787	294,536

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,787	141.0200	176.28	315,012	1964	2015	0	0	6.50	93.50
1 SNGL FAM - 100% - 2020 Heated Area: 1668 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		294,536
TOTAL MARKET OB/XF VALUE		2,016
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		596,552
SOH/AGL Deduction		290,499
ASSESSED VALUE		306,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,053
TOTAL JUST VALUE		596,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001240	SCRNPRCH	6,037	02/19/2020
B1811937	REMODEL	40,000	12/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/1207	12/17/2019	WD	Q	I	02	375,000
GRANTOR: HAM INVEST LLC						
GRANTEE: STRICKLAND GREGORY						
2221/1298	8/31/2018	WD	Q	I	01	205,000
GRANTOR: FISHER MARGARET						
GRANTEE: HAM INVEST LLC						

EXTRA FEATURES															
L N	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	0510	GARAGE WD-	0 100	24 12	288.00	SF	35.00	35.00	100	1990	1990	3	20	2,016	

1247 FORREST DR, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 03/26/2024 MLU

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=1993] W6 BAS=[YR=2018] N12 FSP=[YR=2020] N10 W24 S10 E24\$ W24 S12 E24\$ W24 S15 PTO=[YR=2018] W8 S10 E8 N10\$ S15 E11 FOP=[YR=2018] S7 E9 N7 W9\$ E19 N30\$ PTR=E15 FUS=[YR=1993] E16 S30 W16 N30\$ W15\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1100.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							