LOT 6
IN OR 1925/17
HILDRETHS BRIER LEAF PARK

KERRY MARK & SANDRA
1255 FORREST DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0300-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

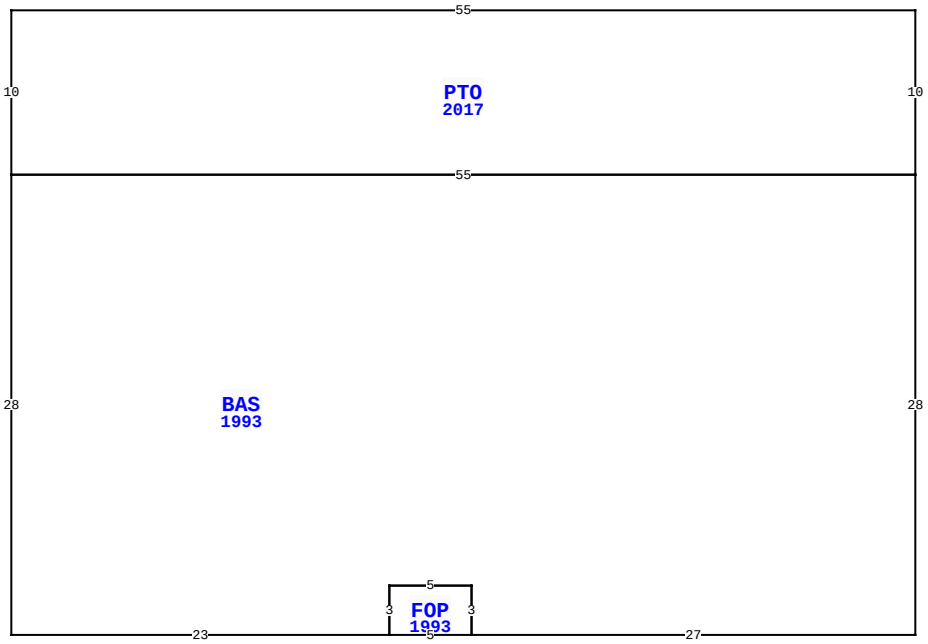
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,525 | 100 | 1,525 | 157,819 |
| FOP | 15 | 30 | 4 | 414 |
| PTO | 550 | 5 | 28 | 2,898 |
| TOTALS | 2,090 | | 1,557 | 161,130 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,557 | 127.5561 | 121.18 | 188,677 | 1963 | 1993 | 0 | 0 | 0 | 14.60 | 85.40 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1525 HX Base Yr 2016




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/26/2024 MLU |
| INC DATE | | AG DATE | |

1255 FORREST DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 178,301 |
| TOTAL MARKET OB/XF VALUE | | 6,341 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 484,642 |
| SOH/AGL Deduction | | 318,465 |
| ASSESSED VALUE | | 166,177 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 116,177 |
| TOTAL JUST VALUE | | 484,642 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 427,544 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2112975 | ADDITION | 0 | 01/01/2022 |
| 21009009 | DEMOLITION GAR | 0 | 10/01/2021 |
| B1706641 | 20X32FGR | 28,857 | 07/25/2017 |
| B1429023 | DECK/PORCH | 0 | 07/01/2014 |
| B940276 | REPAIR/RRF | 3,325 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1925/0017 | 6/30/2014 | WD | U | I | 38 | 110,000 |
| GRANTOR: WHITMAN SUSAN L | | | | | | |
| GRANTEE: KERRY MARK & SANDRA | | | | | | |
| 1363/0037 | 10/31/2005 | WD | Q | I | | 275,000 |
| GRANTOR: RICE RANDOLPH L & REN | | | | | | |
| GRANTEE: WHITMAN SUSAN L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2017] W55 S10 BAS=[YR=1993] S28 E23 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E27 N28 W55$ E55 N10 $ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 3 | 16 | 48.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 303 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 629.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 96 | 6,038 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,341

| 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 | 100.00 | 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

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**2024**

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## NASSAU COUNTY PROPERTY



### 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 | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

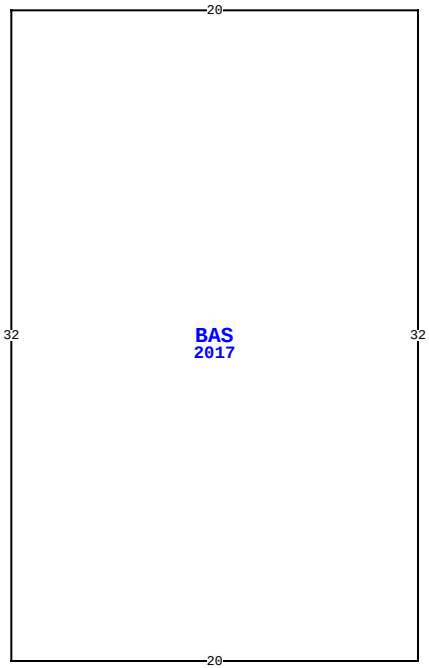
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3027.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 640 | 100 | 640 | 17,171 |
| TOTALS | 640 | | 640 | 17,171 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 640 | 77.4400 | 27.10 | 17,344 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2016 Heated Area: 640 HX Base Yr 2016

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| GRANTEE: KERRY MARK & SANDRA | | | | | | |
| 1363/0037 | 10/31/2005 | WD | Q | I | | 275,000 |
| GRANTOR: RICE RANDOLPH L & REN | | | | | | |
| GRANTEE: WHITMAN SUSAN L | | | | | | |

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### BUILDING NOTES

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### BUILDING DIMENSIONS

BAS=[YR=2017] W20 S32 E20 N32$.

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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