

LOT 7
HILDRETHS BRIER LEAF PARK
PB 4/7

DARBY JUSTIN & BRITTANY
1261 FORREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	01	Quality Level 01
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	1,950	100	1,950	86,148
BAS	276	100	276	12,193
UOP	36	20	7	309

TOTALS	2,262		2,233	98,650
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00
3	1242	WD DECK A	0	100	12	14	168.00	SF	7.50
4	1242	WD DECK A	0	100	12	16	192.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-	1100.00	136.00	1.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2226

HX Base Yr 2024

23

12

BAS 2010

12

23

30

BAS 1993

30

6

UOP 1993

6

42

42

23

42

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/26/2024 MLU

1261 FORREST DR, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1981	1981	3	49	1,715	
100	1988	1988	3	20	3,360	
100	1995	1995	3	20	252	
100	1995	1995	3	20	288	

TOTAL OB/XF									
5,615									

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,233	94.9032	90.16	201,327	1981	1981	0	0	30	21.00	49.00

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		98,650
TOTAL MARKET OB/XF VALUE		5,615
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		404,265
SOH/AGL Deduction		25,568
ASSESSED VALUE		378,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,697
TOTAL JUST VALUE		404,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/0954	1/30/2023	WD	Q	I	01	425,000
GRANTOR: MONEY WILLIAM M & ROZ						
GRANTEE: DARBY JUSTIN & BRIT						
2388/0803	8/27/2020	WD	U	I	30	260,000
GRANTOR: MONEY WILLIAM G & PAT						
GRANTEE: MONEY WILLIAM M & R						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W42 BAS=[YR=2010] N12 W23 S12 E23\$ W23 S30 E23
UOP=[YR=1993] S6 E6 N6 W6 \$ E42 N30 \$.