

LOT 8
HILDRETHS BRIER LEAF PARK
PB 4/7

BEEGHLEY CHARLES T II & STEPHANIE F
1269 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	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	2,308	100	2,308	170,724
FGR	483	55	266	19,676
FOP	24	30	7	518
FOP	121	30	36	2,663
TOTALS	2,936		2,617	193,580

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.2
2	0812	CONCRETE C	0 100	0	0	1,241.00	SF	4.00	4.00	100	1971	1971	3	22
3	0810	CONCRETE A	0 100	0	0	223.00	SF	6.50	6.50	100	1971	1971	3	22
4	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1993	1993	3	66

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
1	000100	C	SFR	100		RSF	1100.00	136.00	1.00	UT		1.00	1.00	1.00

REVIEW DATE 01/31/2024 BY KBA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,617	105.2160	99.96	261,595	1971	1971	0	0	0	26.00	74.00		
1 SINGLE FAM - 100% - 0 Heated Area: 2308 HX Base Yr														
1269 FORREST DR, FERNANDINA BEACH														

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

TOTAL OB/XF														
2,812														

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	193,580		
TOTAL MARKET OB/XF VALUE	2,812		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	496,392		
SOH/AGL Deduction	328,106		
ASSESSED VALUE	168,286		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	118,286		
TOTAL JUST VALUE	496,392		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	438,039		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0113	REPAIR/RRF	3,400	09/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2727/188	7/15/2024	WD	Q	I	01	509,000	
GRANTOR: WICKLESS DEBORAH DIAN							
GRANTEE: BEEGHLEY CHARLES T							
1239/0229	6/18/2004	QC	U	I	01	100	
GRANTOR: WICKLESS GARY P							
GRANTEE: WICKLESS DEBORAH DI							

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=1993] W11 BAS=[YR=1993] W55 S52 E23 FOP=[YR=1993] E8N3 W8 S3\$ N3 E20 N17 FGR=[YR=1993] E23 N21 W23 S21\$ N21 E12 N11\$ S11 E11 N11\$.														

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