

LOT 11
IN OR 1680/35
HILDRETHS BRIAR LEAF PARK

JORDAN THOMAS M & DIANE R
1325 FORREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	11	CLAY TILE 40
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
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	1,804	169,867
FGR	420	55	231	21,751
FOP	40	30	12	1,130
FOP	126	30	38	3,578
FST	210	55	116	10,923
PTO	25	5	1	94
PTO	126	5	6	565

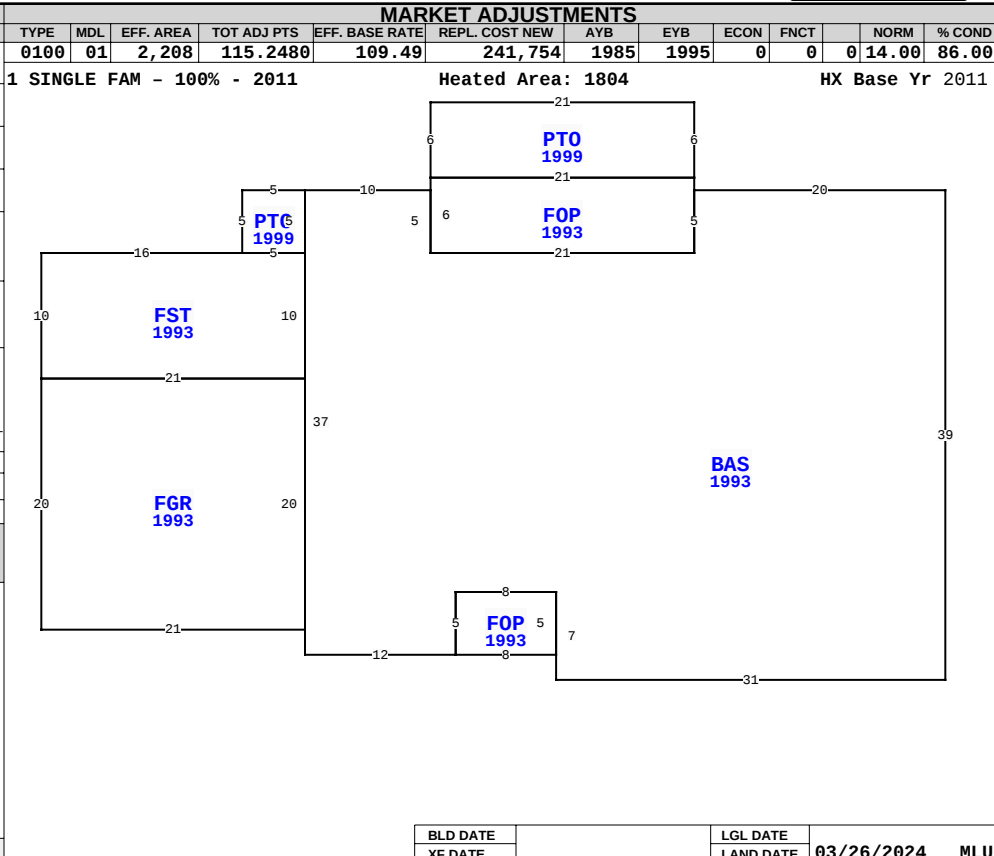
TOTALS	2,751		2,208	207,908
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	987.00	SF	6.50	6.50	100	1985	1985	3	47	3,015	
2	0812	CONCRETE C	0	100	21	3	63.00	SF	4.00	4.00	100	1985	1985	3	47	118	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
4	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2002	2002	3	20	80	

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							



1325 FORREST DR, FERNANDINA BEACH

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

TOTAL OB/XF 5,243

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		207,908	
TOTAL MARKET OB/XF VALUE		5,243	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		513,151	
SOH/AGL Deduction		326,619	
ASSESSED VALUE		186,532	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		136,532	
TOTAL JUST VALUE		513,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217697	H/AC	0	10/01/2012
B9906433	ADDITION	2,000	09/01/1999
R991905	REPAIR/RRF	5,800	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1680/0035	5/26/2010	WD	Q	I	02	224,000
GRANTOR: ROBINSON JOHN W & TAM						
GRANTEE: JORDAN THOMAS M & D						
1101/0693	12/17/2002	WD	U	I	01	100
GRANTOR: ROBINSON JOHN W						
GRANTEE: ROBINSON JOHN W & T						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1993] N1 PTO=[YR=1999] N6 W21 S6 E21 \$ W21 S6 E21 N5 \$ S5 W21 N5 W10 PTO=[YR=1999] W5 S5 FST=[YR=1993] W16 S10 FGR=[YR=1993] S20 E21 N20 W21 \$ E21 N10 W5 \$ E5 N5 \$ S37 E12 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E8 S7 E31 N39 \$.