LOT 13
HILDREDTH'S BRIER LEAF PARK
PB 4/7

MOULTON COURTNAY ANNE M
1341 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

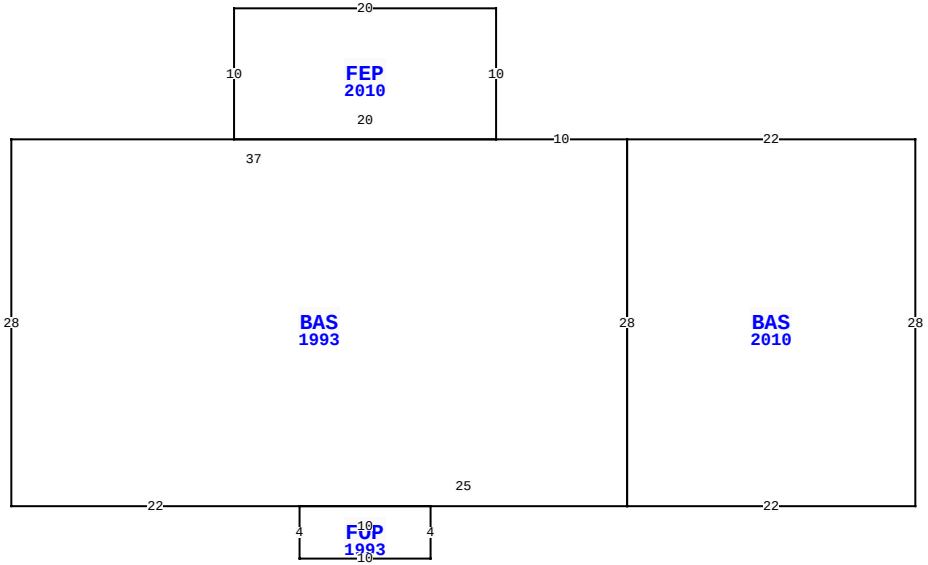
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	1,316	100	1,316	107,171
BAS	616	100	616	50,165
FEP	200	80	160	13,030
FOP	40	30	12	977
TOTALS	2,172		2,104	171,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	120.7360	114.70	241,329	1976	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 1932 HX Base Yr



1341 FORREST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	171,344
TOTAL MARKET OB/XF VALUE	6,084
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	477,428
SOH/AGL Deduction	95,464
ASSESSED VALUE	381,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,964
TOTAL JUST VALUE	477,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0029	3/12/2020	LE	U	I	11	100
GRANTOR: MOULTON GAIL						
GRANTEE: MOULTON COURTNAY AN						
2273/1964	4/24/2019	LE	U	I	11	100
GRANTOR: MOULTON GAIL						
GRANTEE: MOULTON COURTNAY AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FEP=[YR=2010] N10 W20 S10 E20$ W37 S28 E22
FOP=[YR=1993] S4 E10 N4W10$ E25 BAS=[YR=2010] E22 N28
W22S28$ N28$.

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	0812	CONCRETE C	0	0	0	0	1,309.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,702	
2	0812	CONCRETE C	0	0	0	0	630.00	SF	4.00	4.00	100	1980	1980	3	32.5	819	
3	0812	CONCRETE C	0	0	0	0	96.00	SF	4.00	4.00	100	1980	1980	3	32.5	125	
4	0803	ASPHALT C	0	0	0	0	1,570.00	SF	1.00	1.00	100	1980	1980	3	50	785	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
6	0940	SHEDS/PORT	0	0	20	14	280.00	SF	18.30	18.30	100	1995	1995	3	20	1,025	

LAND DESCRIPTION

TOTAL OB/XF 6,084

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	0		RSF-	1100.00	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