

LOT 14
IN OR 1720/795
HILDREDTH'S BRIER LEAF PARK

PULICE JOHN M
1357 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0014-0000



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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,091	100	2,091	248,490
DCK	96	10	10	1,189
FGR	568	55	312	37,077
FOP	196	30	59	7,011
FUS	468	100	468	55,616
PTO	45	5	2	238
PTO	48	5	2	238

TOTALS	3,512		2,944	349,859
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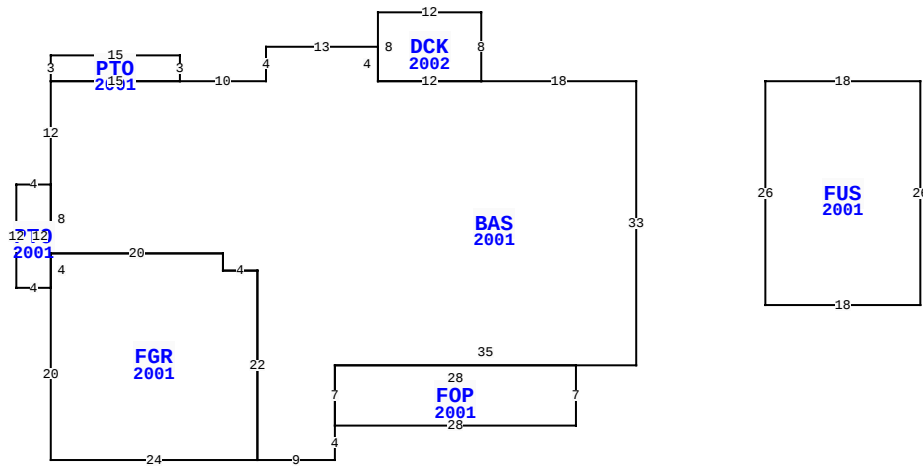
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

1	0500	FP-PRE FAB	0 100	0 0
2	0811	CONCRETE B	0 100	34 16
3	0810	CONCRETE A	0 100	0 0
4	0835	QUARY TILE	0 100	5 4
5	0861	POOL GUNIT	0 100	29 15
6	0910	SCRN RM L	0 100	38 26
7	0845	KOOL DECK	0 100	0 0
8	0855	CONC PAVER	0 100	0 0
9	0476	VF 6 SBPL	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,944	106.2200	132.78	390,904	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2007											
Heated Area: 2559											
HX Base Yr 2007											



1357 FORREST DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			349,859
TOTAL MARKET OB/XF VALUE			30,834
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			680,693
SOH/AGL Deduction			431,059
ASSESSED VALUE			249,634
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			199,634
TOTAL JUST VALUE			680,693
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			617,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413601	XFOB	8,280	09/01/2004
B007020	NEW CONSTR	121,833	04/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1720/0795	1/11/2011	QC	U	I	11

GRANTOR: PULICE JOHN M & LUCIA					
GRANTEE: PULICE JOHN M					
1454/0328	10/24/2006	WD	Q	I	400,000
GRANTOR: DOW LOUIS A & MARLEY					
GRANTEE: PULICE JOHN M & LUC					

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2001] W18 DCK=[YR=2002] N8 W12 S8 E12 \$ W12 N4 W13 S4 W10 PTO=[YR=2001] N3 W15 S3 E15 \$ W15 S12 PTO=[YR=2001] W4 S12 E4 FGR=[YR=2001] S20 E24 N22 W4 N2 W20 S4 \$ N12 \$ S8 E20 S2 E4 S22 E9 N4 FOP=[YR=2001] E28 N7 W28 S7 \$ N7 E35 N33 \$ PTR= E15 FUS=[YR=2001] E18 S26 W18 N26 \$ W15\$.				

TOTAL OB/XF									
30,834									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF	1101.00	136.00	1.00

Market:	0	Agricultural:	0	Common:	300,000
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