

LOT 16
IN OR 511 PG 1101
HILDRETHS BRIER LEAF PARK

DEACON GEORGE E & MERCEDES G
1373 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0300-0016-0000



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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

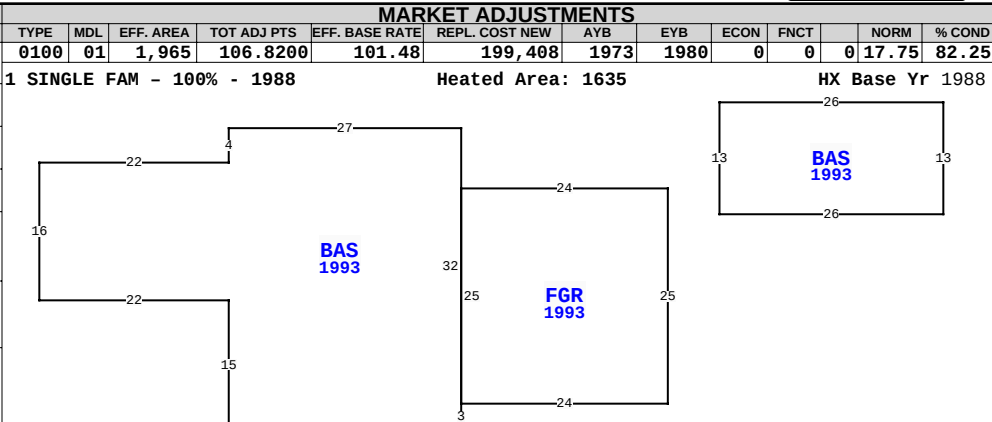
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100	338	28,212
BAS	1,297	100	1,297	108,257
FGR	600	55	330	27,544
TOTALS	2,235		1,965	164,013

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0 100	0	0	959.00	SF	4.00	4.00	100	1973	1973	3	24	921	
2	0850	PEBBLE WLK	0 100	0	0	586.00	SF	3.50	3.50	100	1973	1973	3	24	492	
3	0510	GARAGE WD-	0 100	22	28	336.00	SF	35.00	35.00	100	1989	1989	3	20	2,352	
4	0812	CONCRETE C	0 100	0	0	1,320.00	SF	4.00	4.00	100	1989	1989	3	57	3,010	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/31/2024	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,965	106.8200	101.48	199,408	1973	1980	0	0	0 17.75	82.25
1373 FORREST DR, FERNANDINA BEACH											
BLD DATE			LGL DATE			03/26/2024 MLU					
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF 6,775															
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
1	000100	C	SFR	100		RSF	1101.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00

TOTAL OB/XF 6,775															
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
1	000100	C	SFR	100		RSF	1101.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00

Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		164,013	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		470,788	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		143,306	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		93,306	
TOTAL JUST VALUE		NCON VALUE		470,788	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
				413,259	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633581	REMODEL	13,766	12/01/2016
B24691	REMODEL	5,461	05/01/2011
5687	NEW CONSTR	150	02/02/1989
5407	GARAGE	10,327	01/03/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0511/1101	3/02/1987	WD	Q	I		91,000	
GRANTOR: BECKER MAURICE B							
GRANTEE: DEACON GEORGE E							
0326/0266	12/01/1980	WD	Q	I		77,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993;ORIG=0,0] W27 S4 W22 S16 E22 S15 E27 N3 N32 \$							
FGR=[YR=1993;ORIG=0,32] E24 N25 W24 S25 \$							
BAS=[YR=1993;ORIG=56,10] N13 W26 S13 E26 \$							