

LOT 12 EX S 20 FT OF E
EX S20 FT E2800 FT FOR R/W &
PT OF ABND R/W OR 880/1308

LASSERRE JON C & JENNIFER D
1213 FORREST DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0012-0000



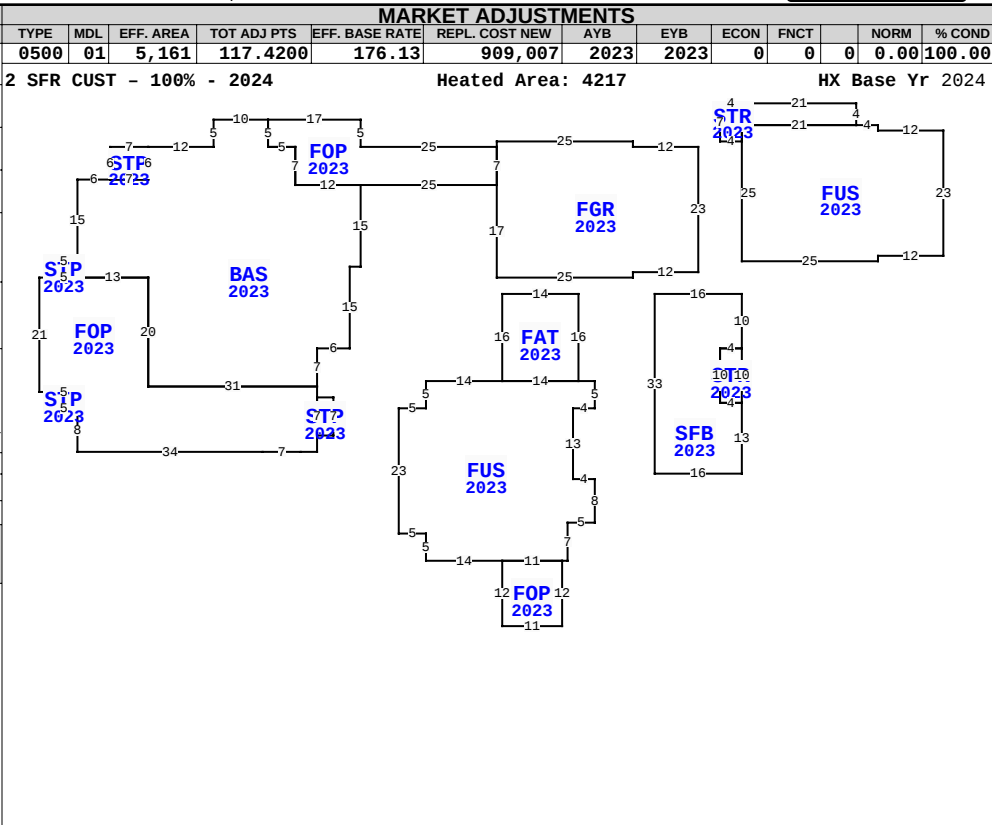
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	1,830	100	1,830	322,318
FAT	224	20	45	7,926
FGR	901	55	496	87,360
FOP	132	30	40	7,045
FOP	344	30	103	18,141
FOP	935	30	280	49,316
FUS	901	100	901	158,693
FUS	1,051	100	1,051	185,113
SFB	488	80	390	68,691
STP	15	10	2	352
TOTALS	7,051		5,161	909,007

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0300	BOAT DCK W	0	100	0	0	923.00	SF	40.00	40.00	
5	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	26.00	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	
9	0503	FP-SUPERIO	0	100	0	0	1.00	UT	15,000.00	15,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000132	C	SFR RIVER	100		RSF	1150.00	300.00	150.00	FF	



** This building has 15 Sub-Areas

1213 FORREST DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,161	117.4200	176.13	909,007	2023	2023	0	0	0.00	100.00
TOTAL OB/XF 64,960											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		909,007	
TOTAL MARKET OB/XF VALUE		64,960	
TOTAL LAND VALUE - MARKET		1,125,000	
TOTAL MARKET VALUE		2,098,967	
SOH/AGL Deduction		379,469	
ASSESSED VALUE		1,719,498	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,669,498	
TOTAL JUST VALUE		2,098,967	
NCON VALUE		973,967	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,126,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20234295	CO		04/03/2023
2111290	NEW CONSTR	0	01/01/2022
20010141	DEMOLITION	0	10/22/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/1314	9/21/2020	WD	U	I	11
GRANTOR: LASSERRE JON C					
GRANTEE: LASSERRE JON C & JE					
2347/0446	3/11/2020	TD	U	I	11
GRANTOR: LASSERRE CURTISS H RE					
GRANTEE: LASSERRE JON C					

BUILDING NOTES											
FGR=[YR=2023;ORIG=92,13] W12 N1 W25 S1 S7 S17 E25 N1 E12 N23 \$											
FUS=[YR=2023;ORIG=100,9] S25 E25 N1 E12 N23 W12 N1 W4 W21 \$											
STR=[YR=2023;ORIG=121,9] N4 W21 W4 S7 E4 N3 E21 \$											
BAS=[YR=2023;ORIG=30,20] W12 N7 W5 N5 W10 S5 W12 S6 W7 W6 S15											
S3 E13 S20 E31 N7 E6 N15 E2 N15 \$											
STP=[YR=2023;ORIG=-9,13] W7 S6 E7 N6 \$											
STP=[YR=2023;ORIG=-22,37] W5 N3 E5 S3 \$											
FOP=[YR=2023;ORIG=22,57] W31 N20 W13 W5 W2 S21 E2 E5 S3 S8											
E34 E7 E3 N3 N7 N2 \$											
STP=[YR=2023;ORIG=-22,58] W5 S3 E5 N3 \$											
STP=[YR=2023;ORIG=22,59] E3 S7 W3 N7 \$											