

E1/2 OF LOT 2
IN OR 1990/1208
HILDRETHS BRIER LEAF PARK

WALLACE ANDREW PETER & ANDREA
1225 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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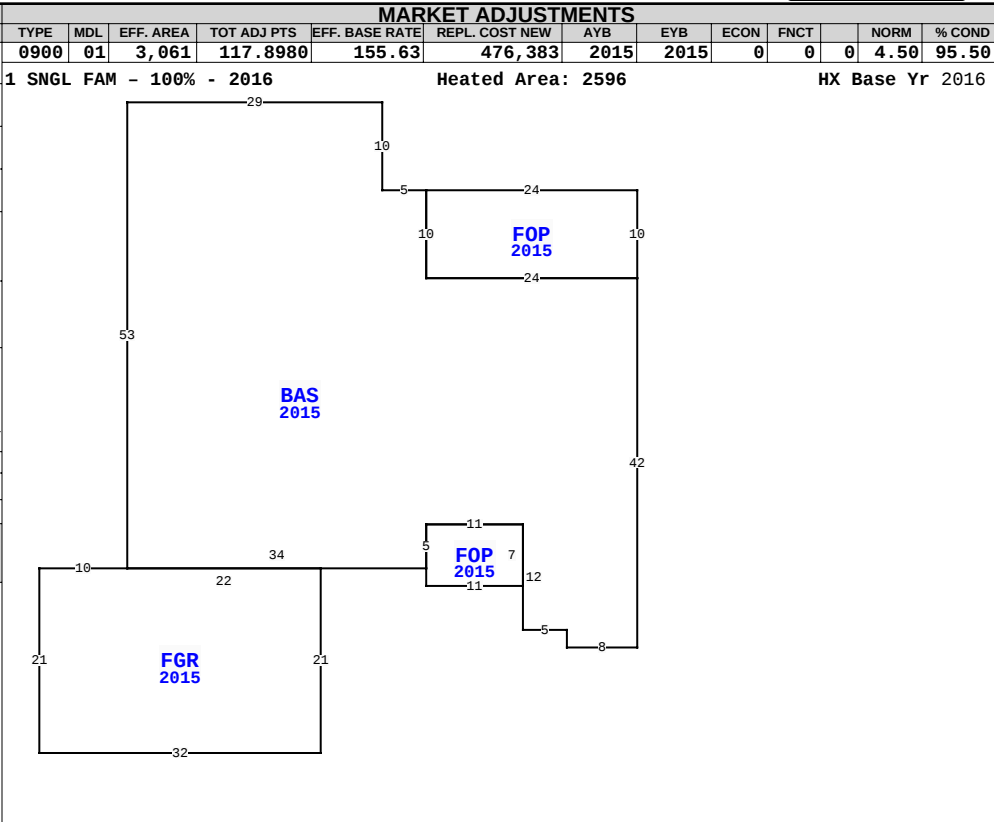
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100	2015	2,596	385,834
FGR	672	55	2015	370	54,992
FOP	77	30	2015	23	3,418
FOP	240	30	2015	72	10,701

TOTALS	3,585			3,061	454,946
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	804.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00
3	0855	CONC PAVER	0	100	3	3	9.00	SF	7.00
4	0866	POOL FIBER	0	100	0	0	240.00	SF	72.00
5	0855	CONC PAVER	0	100	0	0	694.00	SF	10.00
6	0476	VF 6 SBPL	0	100	0	0	116.00	LF	32.00
7	0475	VF 4 SBPL	0	100	0	0	96.00	LF	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	1100.00	136.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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1225 FORREST DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
34,101									

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					454,946				
TOTAL MARKET OB/XF VALUE					34,101				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					789,047				
SOH/AGL Deduction					384,453				
ASSESSED VALUE					404,594				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					353,872				
TOTAL JUST VALUE					789,047				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					767,969				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006964	SWIM POOL	16,200	05/04/2022
B1529810	CO ISSUED	0	06/30/2015
B1529810	NEW CONSTR	326,618	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/1208	6/30/2015	WD	Q	I	01	381,000
GRANTOR:MAGNOLIA HOMES INC						
GRANTEE:WALLACE ANDREW PETE						
1940/1443	9/25/2014	SW	Q	V	02	75,500
GRANTOR:AMERIS BANK						
GRANTEE:MAGNOLIA HOMES INC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2015] W24 BAS=[YR=2015] W5 N10W29 S53 FGR=[YR=2015] W10 S21 E32 N21 W22\$ E34 FOP=[YR=2015] S2 E11 N7 W11 S5\$ N5 E11 S12 E5 S2 E8 N42 W24 N10\$ S10 E24 N10\$.									