

LOT 3
HILDRETHS BRIER LEAF PARK
PB 4/7

FOY TERRY DANIEL
1231 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1993	1,561	143,666
FGR	924	55	1993	508	46,754
FOP	123	30	1993	37	3,406
FSP	151	40	1993	60	5,522
UCP	288	20	2007	58	5,338
TOTALS				2,224	204,686

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,224	120.1480	120.15	267,214	1971	1993	0	0	23.40	76.60
1 SINGLE FAM - 0% - 2025											
Heated Area: 1561 HX Base Yr											
1231 FORREST DR, FERNANDINA BEACH											
BLD DATE 02/12/2008 DJ						LGL DATE 03/26/2024 MLU					
XF DATE						LAND DATE					
INC DATE						AG DATE					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	0	0	0	2,511.00	SF	4.00	4.00	100	1980	1980	3
2	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1980	1980	3
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3
4	0855	CONC PAVER	0	0	0	0	476.00	SF	7.00	7.00	100	2007	2007	3
5	1123	CB 8"	0	0	63	2	126.00	SF	6.15	6.15	100	1988	1988	3
6	1127	BRICK 8"	0	0	2	2	110.00	SF	11.00	11.00	100	1988	1988	3
7	0461	IRON FENCE	0	0	63	0	63.00	SF	4.25	4.25	100	1988	1988	3
TOTAL OB/XF 9,684														

LAND DESCRIPTION														
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
1	000100	C	RES	0		RSF-1	99.00	136.00	1.00	UT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 300,000.00														
ADJ UNIT PRICE 300,000.00														
LAND VALUE 300,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														
REVIEW DATE 01/31/2024 BY KBA														
Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000														

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