LOT 6
IN OR 1925/17
HILDRETHS BRIER LEAF PARK

KERRY MARK & SANDRA
1255 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

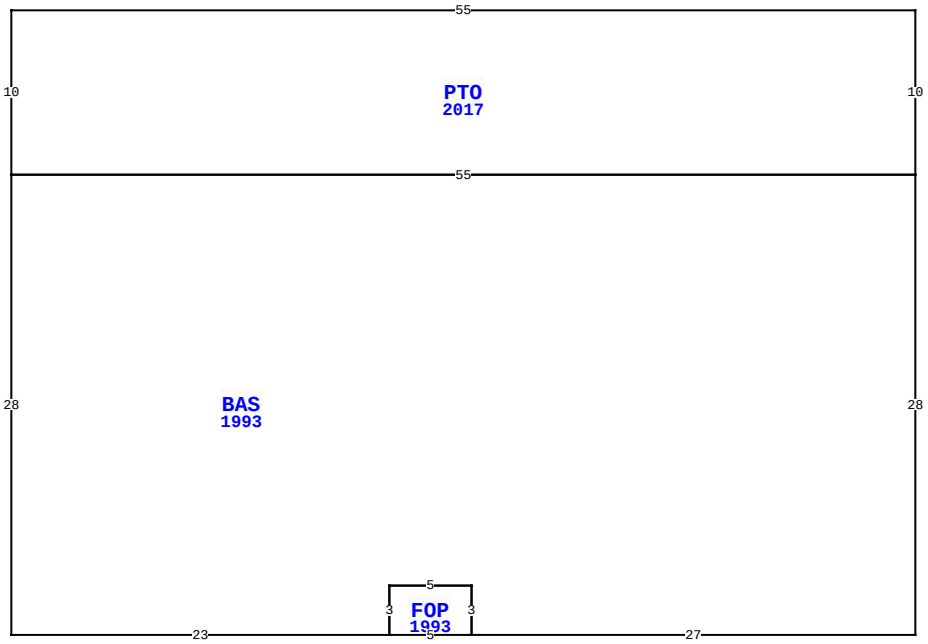
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100	1993	1,525	165,544
FOP	15	30	1993	4	434
PTO	550	5	2017	28	3,040
TOTALS	2,090			1,557	169,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,557	127.5561	127.56	198,611	1963	1993	0	0	0	14.90	85.10

1 SINGLE FAM – 100% - 2016 Heated Area: 1525 HX Base Yr 2016



1255 FORREST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		186,987
TOTAL MARKET OB/XF VALUE		6,276
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		493,263
SOH/AGL Deduction		322,267
ASSESSED VALUE		170,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,274
TOTAL JUST VALUE		493,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2112975	ADDITION	0	01/01/2022
21009009	DEMOLITION GAR	0	10/01/2021
B1706641	20X32FGR	28,857	07/25/2017
B1429023	DECK/PORCH	0	07/01/2014
B940276	REPAIR/RRF	3,325	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/0017	6/30/2014	WD	U	I	38	110,000
GRANTOR: WHITMAN SUSAN L						
GRANTEE: KERRY MARK & SANDRA						
1363/0037	10/31/2005	WD	Q	I		275,000
GRANTOR: RICE RANDOLPH L & REN						
GRANTEE: WHITMAN SUSAN L						

BUILDING NOTES

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	3	16	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	
2	0855	CONC PAVER	0	100	0	0	629.00	SF	10.00	10.00	100	2016	2016	3	95	5,976	

BUILDING DIMENSIONS

PTO=[YR=2017] W55 S10 BAS=[YR=1993] S28 E23 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E27 N28 W55$ E55 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 6,276

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-	1100.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

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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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

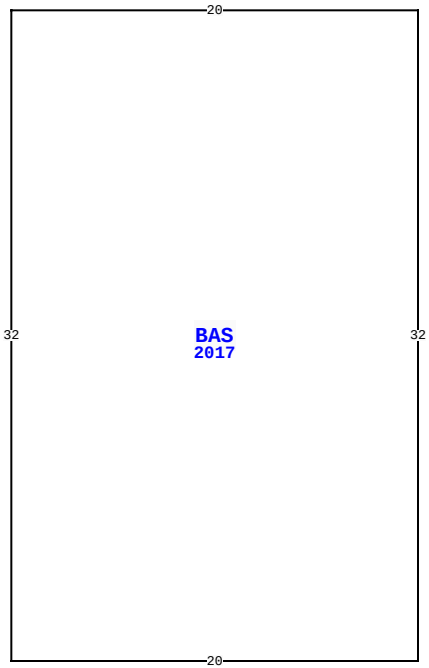
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2017	640	17,969
TOTALS	640			640	17,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	640	77.4400	28.65	18,336	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2016 Heated Area: 640 HX Base Yr 2016



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 S32 E20 N32$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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