

DARBY JUSTIN & BRITTANY
1261 FORREST DR
FERNANDINA BEACH, FL 32034

00-00-30-0300-0007-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

13

LVT/LAMNT 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

05

DIST 1A 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

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

1,950

100

1993

1,950

89,752

BAS

276

100

2010

276

12,703

UOP

36

20

1993

7

322

TOTALS

2,262

2,233

102,777

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1981

1981

3

46.5

1,628

2

0510

GARAGE WD-

0 100

24

20

480.00

SF

35.00

35.00

100

1988

1988

3

20

3,360

3

1242

WD DECK A

0 100

12

14

168.00

SF

7.50

7.50

100

1995

1995

3

20

252

4

1242

WD DECK A

0 100

12

16

192.00

SF

7.50

7.50

100

1995

1995

3

20

288

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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-1

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

AP

NORM

% COND

0100

01

2,233

94.9032

94.90

211,912

1981

1981

0

0

30

21.50

48.50

1 SINGLE FAM - 100% - 2024

Heated Area: 2226

HX Base Yr 2024

23

12

23

30

23

42

30

42

6

6

6

BAS

2010

BAS

1993

UOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/26/2024

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2616/0954

1/30/2023

WD Q

I

01

425,000

GRANTOR:MONEY WILLIAM M & ROZ

GRANTEE:DARBY JUSTIN & BRIT

2388/0803

8/27/2020

WD U

I

30

260,000

GRANTOR:MONEY WILLIAM G & PAT

GRANTEE:MONEY WILLIAM M & R

BUILDING DIMENSIONS

BAS=[YR=1993] W42 BAS=[YR=2010] N12 W23 S12 E23\$ W23 S30 E23

UOP=[YR=1993] S6 E6 N6 W6 \$ E42 N30 \$.