LOT 8
HILDRETHS BRIER LEAF PARK
PB 4/7

BEEGHLEY CHARLES T II & STEPHANIE F
1269 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0008-0000

BUILDING CHARACTERISTICS

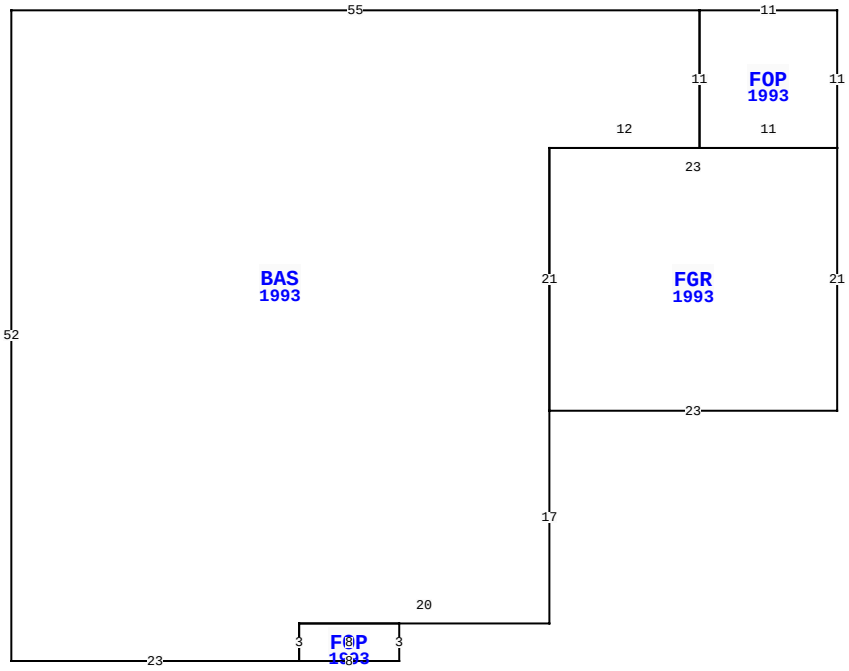
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,308	100	1993	2,308	169,570
FGR	483	55	1993	266	19,543
FOP	24	30	1993	7	515
FOP	121	30	1993	36	2,645
TOTALS	2,936			2,617	192,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,617	99.9552	99.96	261,595	1971	1971	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 2025 Heated Area: 2308 HX Base Yr



1269 FORREST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	192,272
TOTAL MARKET OB/XF VALUE	2,724
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	494,996
SOH/AGL Deduction	0
ASSESSED VALUE	494,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,996
TOTAL JUST VALUE	494,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0113	REPAIR/RRF	3,400	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/188	7/15/2024	WD	Q	I	01	509,000
GRANTOR: WICKLESS DEBORAH DIAN						
GRANTEE: BEEGHLEY CHARLES T						
1239/0229	6/18/2004	QC	Q	I	01	100
GRANTOR: WICKLESS GARY P						
GRANTEE: WICKLESS DEBORAH DI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W11 BAS=[YR=1993] W55 S52 E23 FOP=[YR=1993] E8N3 W8 S3$ N3 E20 N17 FGR=[YR=1993] E23 N21 W23 S21$ N21 E12 N11$ S11 E11 N11$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	
2	0812	CONCRETE C	0	0	0	0	1,241.00	SF	4.00	4.00	100	1971	1971	3	21	1,042	
3	0810	CONCRETE A	0	0	0	0	223.00	SF	6.50	6.50	100	1971	1971	3	21	304	
4	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1993	1993	3	64	300	

LAND DESCRIPTION

TOTAL OB/XF 2,724

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	0		RSF-1	100.00	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