LOT 9
HILDRETHS BRIER LEAF PARK
PB 4/7

HARDY KIMBERLY M L/E/
1277 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

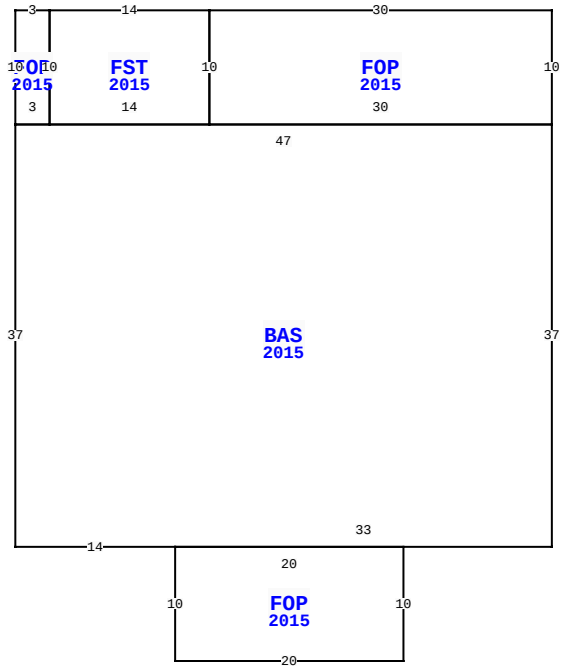
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	2015	1,739	201,568
FOP	30	30	2015	9	1,044
FOP	200	30	2015	60	6,954
FOP	300	30	2015	90	10,432
FST	140	55	2015	77	8,925
TOTALS	2,409			1,975	228,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	120.7360	120.74	238,462	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1739 HX Base Yr 2016



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

1277 FORREST DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		228,924
TOTAL MARKET OB/XF VALUE		2,202
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		531,126
SOH/AGL Deduction		408,890
ASSESSED VALUE		122,236
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,514
TOTAL JUST VALUE		531,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633532	REPAIR/RRF	15,000	12/01/2016
B1429132	CO ISSUED	0	02/09/2015
B1429132	NEW CONSTR	215,134	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1216	12/09/2020	LE	U	I	11	100
GRANTOR: HARDY KIMBERLY M						
GRANTEE: HARDY CARRIE & SARA						
2093/0539	12/29/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: HARDY KIMBERLY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W30 FST=[YR=2015] W14 FOP=[YR=2015] W3 S10
BAS=[YR=2015] S37 E14 FOP=[YR=2015] S10 E20 N10 W20$ E33 N37
W47$ E3 N10$ S10 E14 N10$ S10 E30 N10$.

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	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2024	2023		99	1,014	
2	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2024	2023		99	1,188	

LAND DESCRIPTION

TOTAL OB/XF 2,202

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-	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