LOT 11
IN OR 1680/35
HILDRETHS BRIAR LEAF PARK

JORDAN THOMAS M & DIANE R
1325 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

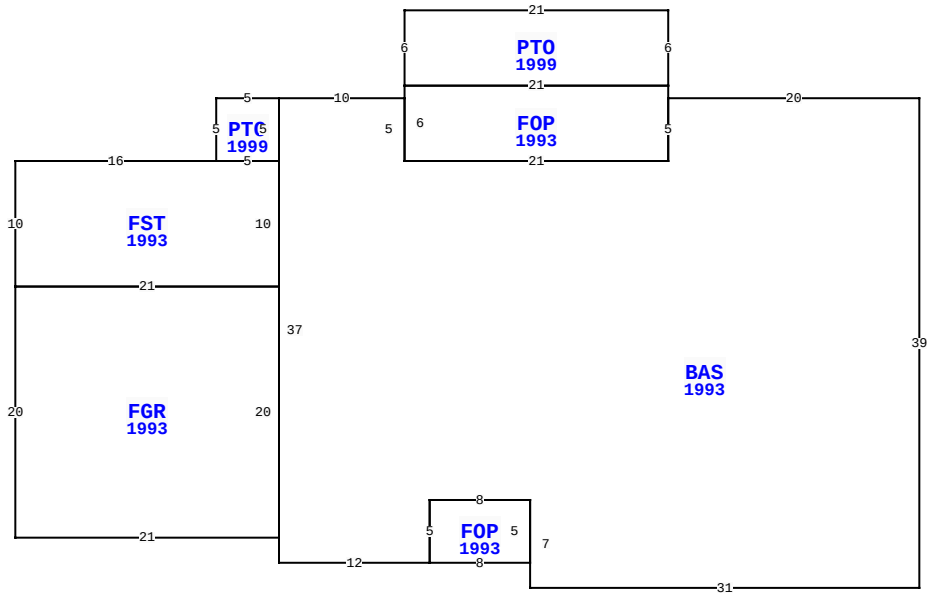
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,804	100	1993	1,804	177,764
FGR	420	55	1993	231	22,763
FOP	40	30	1993	12	1,182
FOP	126	30	1993	38	3,745
FST	210	55	1993	116	11,430
PTO	25	5	1999	1	98
PTO	126	5	1999	6	592
TOTALS	2,751			2,208	217,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,208	115.2480	115.25	254,472	1985	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1804 HX Base Yr 2011



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

1325 FORREST DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		217,574
TOTAL MARKET OB/XF VALUE		4,974
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		522,548
SOH/AGL Deduction		330,607
ASSESSED VALUE		191,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,219
TOTAL JUST VALUE		522,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217697	H/AC	0	10/01/2012
B9906433	ADDITION	2,000	09/01/1999
R991905	REPAIR/RRF	5,800	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1680/0035	5/26/2010	WD	Q	I	02	224,000
GRANTOR: ROBINSON JOHN W & TAM						
GRANTEE: JORDAN THOMAS M & D						
1101/0693	12/17/2002	WD	Q	I	01	100
GRANTOR: ROBINSON JOHN W						
GRANTEE: ROBINSON JOHN W & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1993] N1 PTO=[YR=1999] N6 W21 S6 E21 $ W21 S6 E21 N5 $ S5 W21 N5 W10 PTO=[YR=1999] W5 S5 FST=[YR=1993] W16 S10 FGR=[YR=1993] S20 E21 N20 W21 $ E21 N10 W5 $ E5 N5 $ S37 E12 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E8 S7 E31 N39 $.

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	0	0	987.00	SF	6.50	6.50	100	1985	1985	3	44	2,823	
2	0812	CONCRETE C	0	100	21	3	63.00	SF	4.00	4.00	100	1985	1985	3	44	111	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
4	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2002	2002	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 4,974

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