LOT 12
IN OR 2064/1263
HILDRETH BRIER LEAF PARK

COLLETT JAMES & DEBRA
1333 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

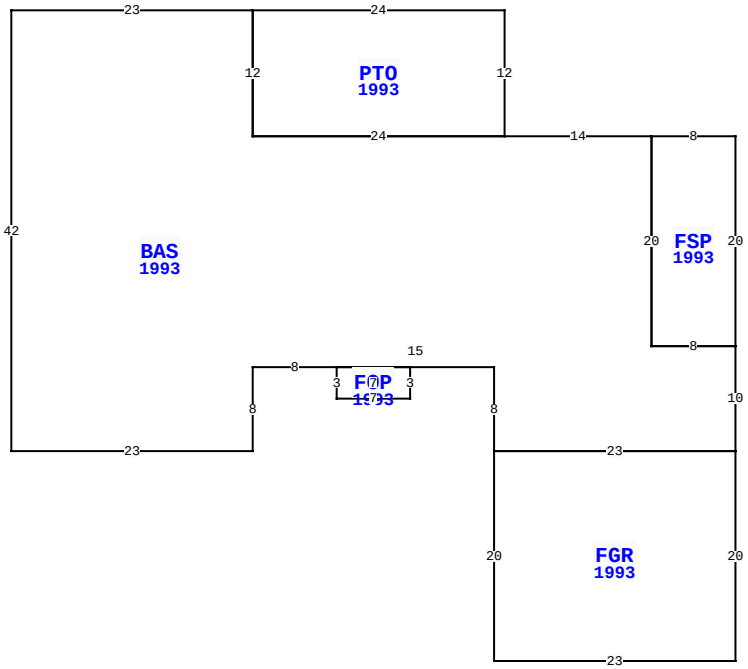
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,002	100	1993	2,002	166,100
FGR	460	55	1993	253	20,991
FOP	21	30	1993	6	498
FSP	160	40	1993	64	5,310
PTO	288	5	1993	14	1,161
TOTALS	2,931			2,339	194,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,339	99.9600	99.96	233,806	1985	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2002 HX Base Yr 2021



1333 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		194,059
TOTAL MARKET OB/XF VALUE		5,901
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		499,960
SOH/AGL Deduction		152,264
ASSESSED VALUE		347,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,974
TOTAL JUST VALUE		499,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/1263	8/11/2016	WD	Q	I	02	230,100
GRANTOR: BERGHORN PAUL						
GRANTEE: COLLETT JAMES & DEB						
1754/0418	8/31/2011	TD	U	I	38	144,000
GRANTOR: TITCOMB EARL F & ERIC						
GRANTEE: BERGHORN PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAS=[YR=1993] W14 PTO=[YR=1993] N12 W24 S12 E24$ W24 N12 W23 S42 E23 N8 E8 FOP=[YR=1993] S3 E7 N3 W7$ E15 S8 FGR=[YR=1993] S20 E23 N20 W23$ E23 N10 W8 N20$ S20 E8 N20$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0811	CONCRETE B	0	100	30	17	510.00	SF	5.20	5.20	100	1985	1985	3	44	1,167	
3	0812	CONCRETE C	0	100	0	0	1,401.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,774	

LAND DESCRIPTION

TOTAL OB/XF 5,901

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