

LOT 13
HILDREDTH'S BRIER LEAF PARK
PB 4/7

MOULTON COURTNEY ANNE M
1341 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0013-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	1,316	100	1993	1,316	112,020
BAS	616	100	2010	616	52,435
FEP	200	80	2010	160	13,619
FOP	40	30	1993	12	1,022
TOTALS	2,172			2,104	179,096

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,104	120.7360	120.74	254,037	1976	1985	0	0	29.50	70.50

1 SINGLE FAM - 0% - 0 Heated Area: 1932 HX Base Yr

The diagram shows a floor plan with the following dimensions and areas:

- Overall width: 22
- Overall height: 28
- Top section (FEP 2010): 20 wide, 10 high, 20 deep.
- Main section (BAS 1993): 37 wide, 28 high, 25 deep.
- Bottom section (FUP 1993): 4 wide, 10 high, 10 deep.

BLD DATE		LGL DATE	
VED DATE		LAND DATE	03/26/2024