LOT 14
IN OR 1720/795
HILDREDTH'S BRIER LEAF PARK

PULICE JOHN M
1357 FORREST DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0300-0014-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

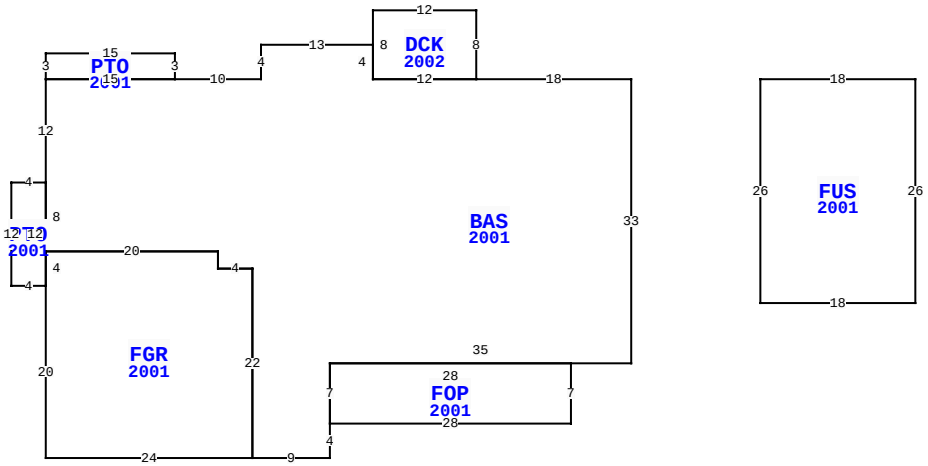
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3027.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,091 | 100 | 2001 | 2,091 | 260,929 |
| DCK | 96 | 10 | 2002 | 10 | 1,248 |
| FGR | 568 | 55 | 2001 | 312 | 38,934 |
| FOP | 196 | 30 | 2001 | 59 | 7,362 |
| FUS | 468 | 100 | 2001 | 468 | 58,400 |
| PTO | 45 | 5 | 2001 | 2 | 249 |
| PTO | 48 | 5 | 2001 | 2 | 249 |
| TOTALS | 3,512 | | | 2,944 | 367,372 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,944 | 106.2200 | 140.21 | 412,778 | 2001 | 2001 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2007 Heated Area: 2559 HX Base Yr 2007




1357 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 | | 367,372 |
| TOTAL MARKET OB/XF VALUE | | 29,016 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 696,388 |
| SOH/AGL Deduction | | 439,515 |
| ASSESSED VALUE | | 256,873 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 206,151 |
| TOTAL JUST VALUE | | 696,388 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 680,693 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413601 | XFOB | 8,280 | 09/01/2004 |
| B007020 | NEW CONSTR | 121,833 | 04/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1720/0795 | 1/11/2011 | QC | U | I | 11 | 100 |
| GRANTOR: PULICE JOHN M & LUCIA | | | | | | |
| GRANTEE: PULICE JOHN M | | | | | | |
| 1454/0328 | 10/24/2006 | WD | Q | I | | 400,000 |
| GRANTOR: DOW LOUIS A & MARLEY | | | | | | |
| GRANTEE: PULICE JOHN M & LUC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W18 DCK=[YR=2002] N8 W12 S8 E12 $ W12 N4 W13 S4 W10 PTO=[YR=2001] N3 W15 S3 E15 $ W15 S12 PTO=[YR=2001] W4 S12 E4 FGR=[YR=2001] S20 E24 N22 W4 N2 W20 S4 $ N12 $ S8 E20 S2 E4 S22 E9 N4 FOP=[YR=2001] E28 N7 W28 S7 $ N7 E35 N33 $ PTR= E15 FUS=[YR=2001] E18 S26 W18 N26 $ W15$ .

### 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 | 2001 | 2001 | 3 | 84 | 2,940 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 34 | 16 | 544.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 79 | 2,235 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 162.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 832 | |
| 4 | 0835 | QUARY TILE | 0 | 100 | 5 | 4 | 20.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 83 | 166 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 29 | 15 | 435.00 | SF | 85.00 | 85.00 | 100 | 2004 | 2004 | 3 | 32 | 11,832 | |
| 6 | 0910 | SCRN RM L | 0 | 100 | 38 | 26 | 988.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 21 | 3,112 | |
| 7 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 660.00 | SF | 7.25 | 7.25 | 100 | 2004 | 2004 | 3 | 83 | 3,972 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 540.00 | SF | 7.00 | 7.00 | 100 | 2006 | 2006 | 3 | 86 | 3,251 | |
| 9 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 32.00 | LF | 32.00 | 32.00 | 100 | 2006 | 2006 | 3 | 66 | 676 | |

### LAND DESCRIPTION

TOTAL OB/XF 29,016

| 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- | 1101.00 | 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