

LOT 15
IN OR 1833/1663
HILDRETHS BRIER LEAF PARK

MICHAELSON CANDACE J
1365 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

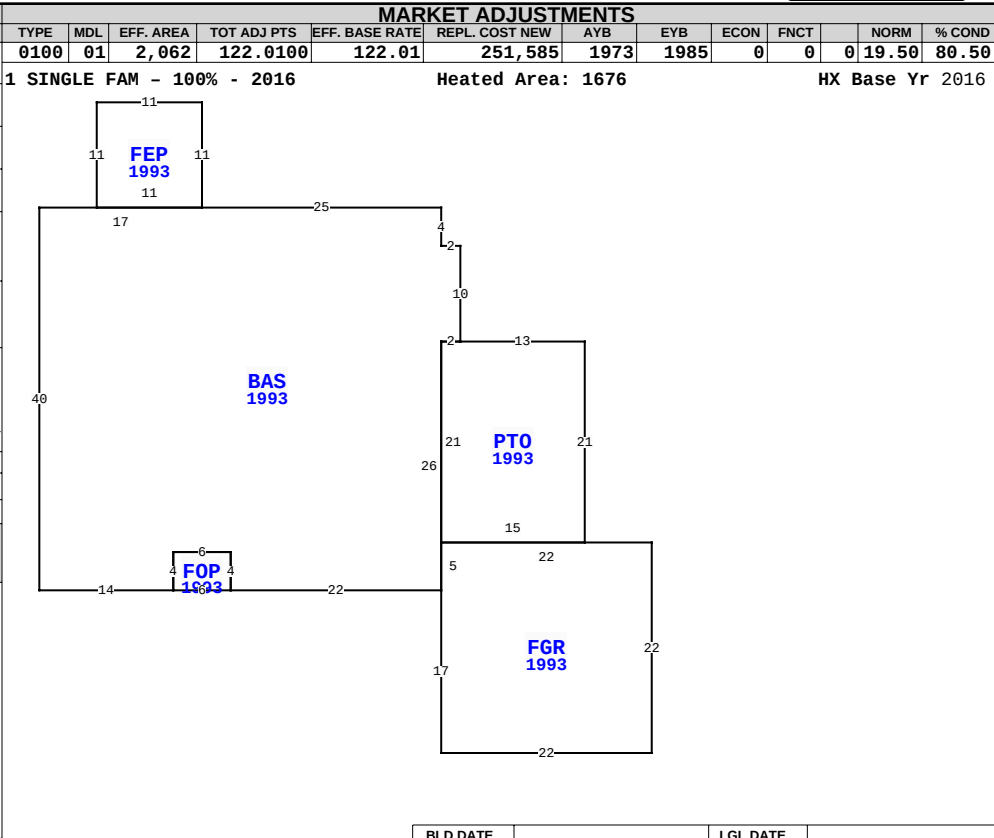
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	164,614
FEP	121	80	1993	97	9,527
FGR	484	55	1993	266	26,126
FOP	24	30	1993	7	687
PTO	315	5	1993	16	1,571
TOTALS	2,620			2,062	202,526

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1973	1973	3	31.6	1,106
2	0810	CONCRETE A	0	100	0	0		315.00	SF 6.50	6.50	100	1973	1973	3	23	471
3	0802	ASPHALT B	0	100	0	0		779.00	SF 2.40	2.40	100	1973	1973	3	50	935

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1365 FORREST DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																2,512
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF-1	99.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		202,526			
TOTAL MARKET OB/XF VALUE		2,512			
TOTAL LAND VALUE - MARKET		300,000			
TOTAL MARKET VALUE		505,038			
SOH/AGL Deduction		282,883			
ASSESSED VALUE		222,155			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		171,433			
TOTAL JUST VALUE		505,038			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		496,141			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8637	XFOB	1,000	01/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1833/1663	1/04/2013	WD	Q	I	01	204,000
GRANTOR: LEGARE TIMOTHY ASHER						
GRANTEE: MICHELSON CANDACE J						
1314/0321	5/03/2005	WD	Q	I		270,000
GRANTOR: POZZETTA JAMES M & ER						
GRANTEE: LEGARE TIMOTHY ASHE						

BUILDING NOTES		
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BUILDING DIMENSIONS		
PTO=[YR=1993] W13 BAS=[YR=1993] N10 W2 N4 W25 FEP=[YR=1993] N11 W11 S11 E11\$ W17 S40 E14 FOP=[YR=1993] E6 N4 W6 S4\$N4 E6 S4 E22 FGR=[YR=1993] S17 E22 N22 W22 S5\$ N26 E2\$ W2 S21 E15 N21\$.		