LOT 16
IN OR 511 PG 1101
HILDRETHS BRIER LEAF PARK

DEACON GEORGE E & MERCEDES G
1373 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0300-0016-0000

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	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	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

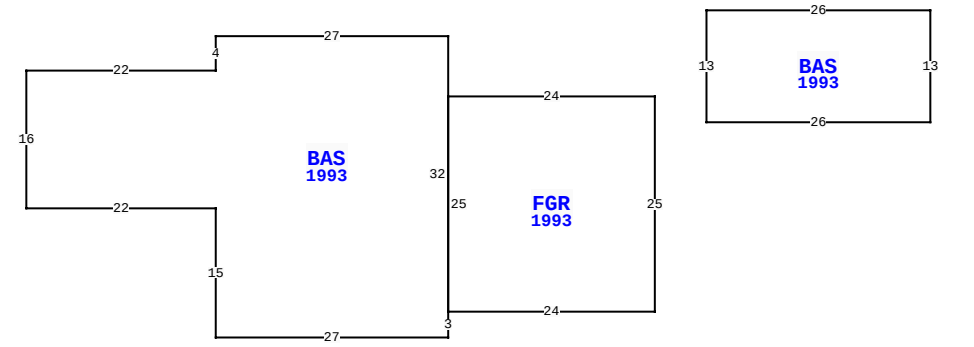
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100	1993	338	29,606
BAS	1,297	100	1993	1,297	113,608
FGR	600	55	1993	330	28,906
TOTALS	2,235			1,965	172,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	106.8200	106.82	209,901	1973	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1988 Heated Area: 1635 HX Base Yr 1988



VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		172,119
TOTAL MARKET OB/XF VALUE		6,584
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		478,703
SOH/AGL Deduction		331,241
ASSESSED VALUE		147,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,740
TOTAL JUST VALUE		478,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240010940	INSTALL HARDIE BO	9,325	09/24/2024
B1633581	REMODEL	13,766	12/01/2016
B24691	REMODEL	5,461	05/01/2011
5687	NEW CONSTR	150	02/02/2019
5407	GARAGE	10,327	01/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0511/1101	3/02/1987	WD	Q	I		91,000
GRANTOR: BECKER MAURICE B						
GRANTEE: DEACON GEORGE E						
0326/0266	12/01/1980	WD	Q	I		77,500
GRANTOR:						
GRANTEE:						

1373 FORREST DR, FERNANDINA BEACH

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

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	959.00	SF	4.00	4.00	100	1973	1973	3	23	882	
2	0850	PEBBLE WLK	0	100	0	0	586.00	SF	3.50	3.50	100	1973	1973	3	23	472	
3	0510	GARAGE WD-	0	100	22	28	336.00	SF	35.00	35.00	100	1989	1989	3	20	2,352	
4	0812	CONCRETE C	0	100	0	0	1,320.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,878	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 S4 W22 S16 E22 S15 E27 N3 N32 $
FGR=[YR=1993;ORIG=0,32] E24 N25 W24 S25 $
BAS=[YR=1993;ORIG=56,10] N13 W26 S13 E26 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,584

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