

LOT 12 EX S 20 FT OF E
EX S20 FT E2800 FT FOR R/W &
PT OF ABND R/W OR 880/1308

LASSERRE JON C & JENNIFER D
1213 FORREST DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

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	1,830	100	2023	1,830	339,502
FAT	224	20	2023	45	8,348
FGR	901	55	2023	496	92,018
FOP	132	30	2023	40	7,421
FOP	344	30	2023	103	19,109
FOP	935	30	2023	280	51,946
FUS	901	100	2023	901	167,154
FUS	1,051	100	2023	1,051	194,982
SFB	488	80	2023	390	72,353
STP	15	10	2023	2	371
TOTALS	7,051			5,161	957,469

** This building has 15 Sub-Areas

1213 FORREST DR, FERNANDINA BEACH

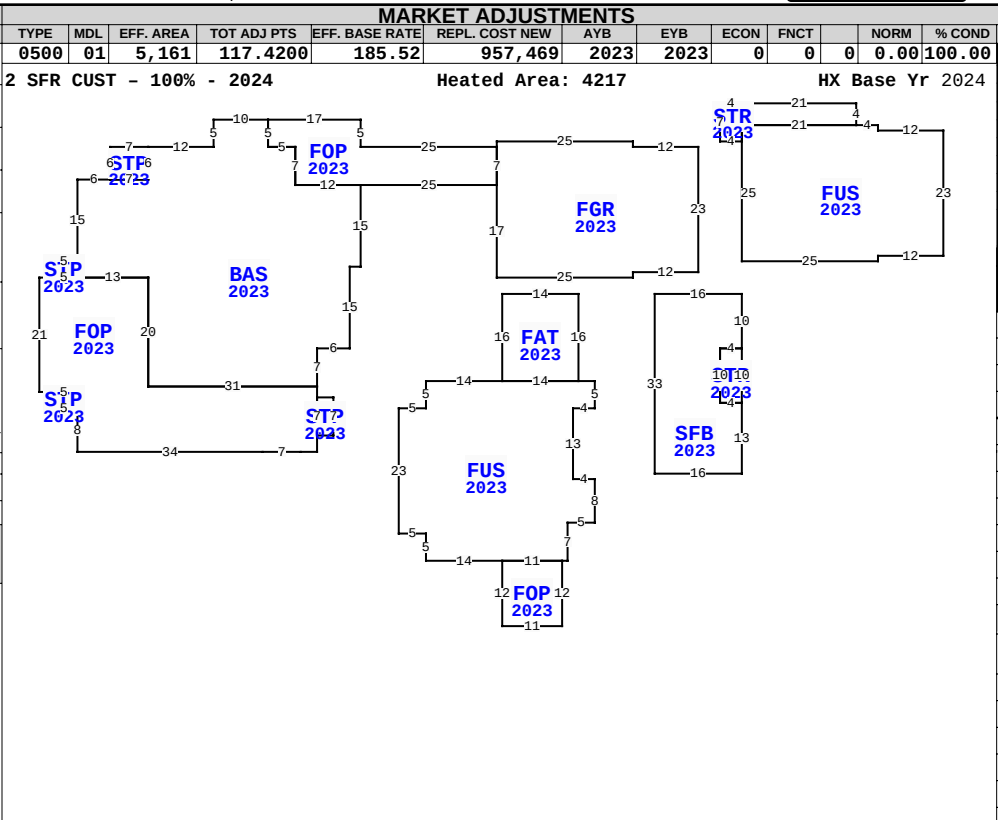
BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/16/2025 MLU

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	0300	BOAT DCK W	0	100	0	0	923.00	SF	40.00	40.00	100	2024	2023		98	36,182	
2	0303	FLT DOCK W	0	100	20	12	240.00	SF	26.00	26.00	100	2024	2023		98	6,115	
3	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2023		97	1,940	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2023		97	2,231	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	
6	0503	FP-SUPERIO	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2024	2023		100	15,000	

LAND DESCRIPTION			TOTAL OB/XF 63,893														
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	LAND VALUE
1	000132	C	RES RIVER	100		RSF	1150.00	300.00	150.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,200,000



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		957,469	
TOTAL MARKET OB/XF VALUE		63,893	
TOTAL LAND VALUE - MARKET		1,200,000	
TOTAL MARKET VALUE		2,221,362	
SOH/AGL Deduction		451,999	
ASSESSED VALUE		1,769,363	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		1,718,641	
TOTAL JUST VALUE		2,221,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,098,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20234295	CO		04/03/2023
2111290	NEW CONSTR	0	01/01/2022
20010141	DEMOLITION	0	10/22/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/1314	9/21/2020	WD	U	I	11
GRANTOR: LASSERRE JON C					
GRANTEE: LASSERRE JON C & JE					
2347/0446	3/11/2020	TD	U	I	11
GRANTOR: LASSERRE CURTISS H RE					
GRANTEE: LASSERRE JON C					

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

FGR=[YR=2023;ORIG=92,13] W12 N1 W25 S1 S7 S17 E25 N1 E12 N23 \$

FUS=[YR=2023;ORIG=100,9] S25 E25 N1 E12 N23 W12 N1 W4 W21 \$

STR=[YR=2023;ORIG=121,9] N4 W21 W4 S7 E4 N3 E21 \$

BAS=[YR=2023;ORIG=30,20] W12 N7 W5 N5 W10 S5 W12 S6 W7 W6 S15 S3 E13 S20 E31 N7 E6 N15 E2 N15 \$

STP=[YR=2023;ORIG=-9,13] W7 S6 E7 N6 \$

STP=[YR=2023;ORIG=-22,37] W5 N3 E5 S3 \$

FOP=[YR=2023;ORIG=22,57] W31 N20 W13 W5 W2 S21 E2 E5 S3 S8 E34 E7 E3 N3 N7 N2 \$

STP=[YR=2023;ORIG=-22,58] W5 S3 E5 N3 \$

STP=[YR=2023;ORIG=22,59] E3 S7 W3 N7 \$