



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,160	100	1993	1,160	144,268
FGR	312	55	1993	172	21,391
FOP	108	30	1993	32	3,980
FSP	128	40	1993	51	6,343
FUS	288	100	1993	288	35,818
TOTALS	1,996			1,703	211,800

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,703	108.4500	150.75	256,727	1986	1990	0	0	0	17.50
1 SNGL FAM 0% - 0 Heated Area: 1448 HX Base Yr											
1219 FORREST DR, FERNANDINA BEACH											

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

TOTAL OB/XF 1,623											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF	1100.00	136.00	1.00	UT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	211,800		
TOTAL MARKET OB/XF VALUE	1,623		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	513,423		
SOH/AGL Deduction	69,797		
ASSESSED VALUE	443,626		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	443,626		
TOTAL JUST VALUE	513,423		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	504,835		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2463/0459	5/17/2021	WD	Q	I	01	310,000	
GRANTOR: VIVIAN DARRYL CURRIER							
GRANTEE: KEYSTONE CUSTOM HOM							
1289/1732	1/21/2005	QC	Q	I	01	100	
GRANTOR: FORBES CHARLES A & JO							
GRANTEE: VIVIAN DARRYL CURRI							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FSP=[YR=1993] N8 W16 S8 E16 \$ W16 S8 FGR=[YR=1993] S24 E13 N24 W13 \$ E13 S24 FOP=[YR=1993] S6 E18 N6 W18 \$ E33 N32 \$ PTR= E15 FUS=[YR=1993] E24 S12 W24 N12 \$ W15 \$.											