LOT 4
HILDRETHS BRIER LEAF PARK
PB 4/7

SMITH FRANK W JR
1239 FORREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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.	2. 100
Quality	06	Quality Level 06

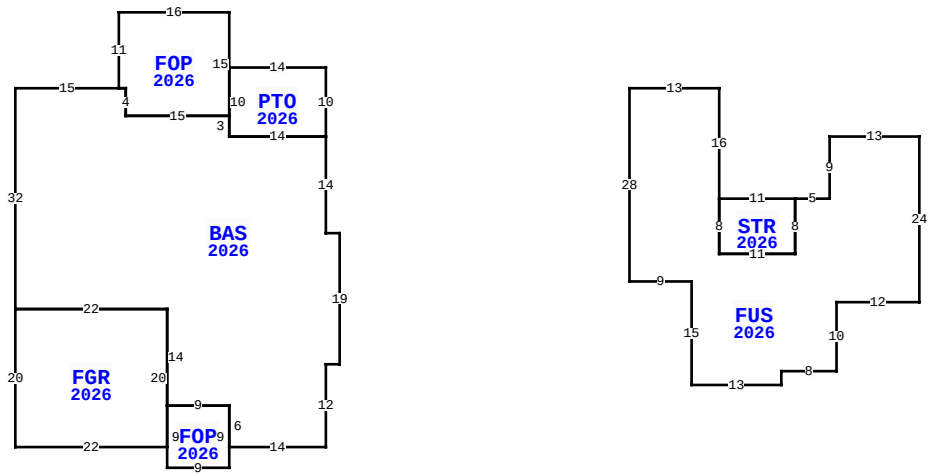
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	2026	1,726	339,504
FGR	440	55	2026	242	47,601
FOP	81	30	2026	24	4,721
FOP	236	30	2026	71	13,966
FUS	1,076	100	2026	1,076	211,649
PTO	140	5	2026	7	1,377
STR	88	10	2026	9	1,770
TOTALS	3,787			3,155	620,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,155	118.4960	196.70	620,588	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2802 HX Base Yr 2026



1239 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		620,588
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		970,588
SOH/AGL Deduction		0
ASSESSED VALUE		970,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		919,177
TOTAL JUST VALUE		970,588
NCON VALUE		670,588
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250001033	NEW INGROUND SWIM	77,000	01/30/2025
240012629	NSFR (H) 2752	502,204	11/08/2024
CO250004881			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/451	5/06/2024	QC	U	V	11	100
GRANTOR: KIELY ALEXANDRA M						
GRANTEE: SMITH FRANK W JR						
2701/1032	3/19/2024	WD	Q	V	02	330,000
GRANTOR: MOORE-GORDON PATRICIA						
GRANTEE: SMITH FRANK W JR						

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=11,10] E15 E1 S4 E15 S3 E14 S14 E2 S19 W2 S12 W14 N6 W9 N14 W22 N32 $
FGR=[YR=2026;ORIG=11,42] E22 S20 W22 N20 $
FOP=[YR=2026;ORIG=33,56] E9 S9 W9 N9 $
FOP=[YR=2026;ORIG=27,14] E15 N15 W16 S11 E1 S4 $
PTO=[YR=2026;ORIG=42,17] E14 N10 W14 S10 $
FUS=[YR=2026;ORIG=100,10] S28 E9 S15 E13 N2 E8 N10 E12 N24 W13 S9 W5 S8 W11 N8 N16 W13 $
STR=[YR=2026;ORIG=124,26] W11 S8 E11 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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-1	100.00	136.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/29/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS