LOT 5
HILDRETHS BRIER LEAF PARK
PB 4/7

STRICKLAND GREGORY H & MILLINEA J T
1247 FORREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

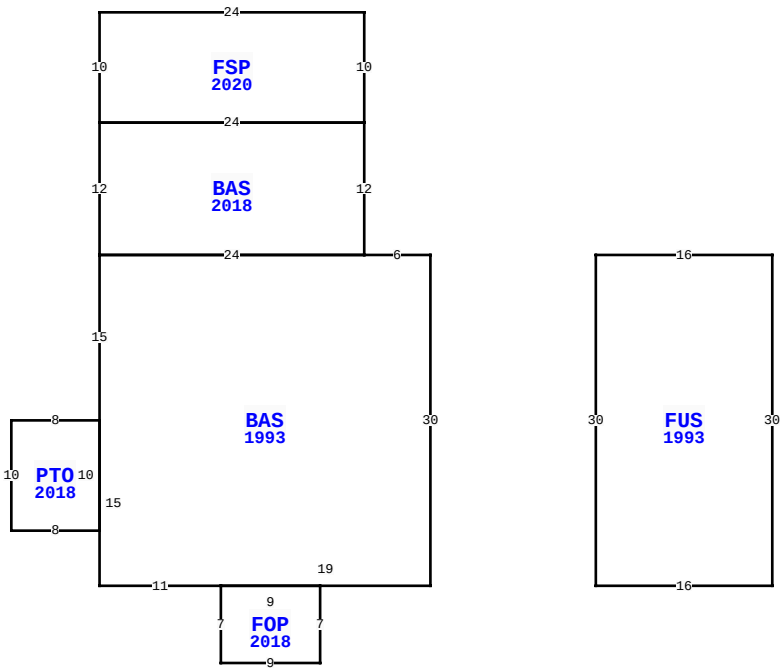
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	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	05	Quality Level 05
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	900	100	1993	900	162,657
BAS	288	100	2018	288	52,051
FOP	63	30	2018	19	3,434
FSP	240	40	2020	96	17,350
FUS	480	100	1993	480	86,751
PTO	80	5	2018	4	723
TOTALS	2,051			1,787	322,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,787	141.0200	196.02	350,288	1964	2015	0	0	0	7.80	92.20

1 SNGL FAM 100% - 2020 Heated Area: 1668 HX Base Yr 2020



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

1247 FORREST DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,966
TOTAL MARKET OB/XF VALUE		2,016
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		624,982
SOH/AGL Deduction		301,550
ASSESSED VALUE		323,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,021
TOTAL JUST VALUE		624,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001240	SCRNPRCH	6,037	02/19/2020
B1811937	REMODEL	40,000	12/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2326/1207	12/17/2019	WD	Q	I	02	375,000
GRANTOR: HAM INVEST LLC						
GRANTEE: STRICKLAND GREGORY						
2221/1298	8/31/2018	WD	Q	I	01	205,000
GRANTOR: FISHER MARGARET						
GRANTEE: HAM INVEST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=2018] N12 FSP=[YR=2020] N10 W24 S10 E24$ W24 S12 E24$ W24 S15 PTO=[YR=2018] W8 S10 E8 N10$ S15 E11 FOP=[YR=2018] S7 E9 N7 W9$ E19 N30$ PTR=E15 FUS=[YR=1993] E16 S30 W16 N30$ W15$.

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	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1990	1990	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 2,016

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-	1100.00	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 07/09/2026 BY SYS