LOT 7
HILDRETHS BRIER LEAF PARK
PB 4/7

DARBY JUSTIN & BRITTANY
1261 FORREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

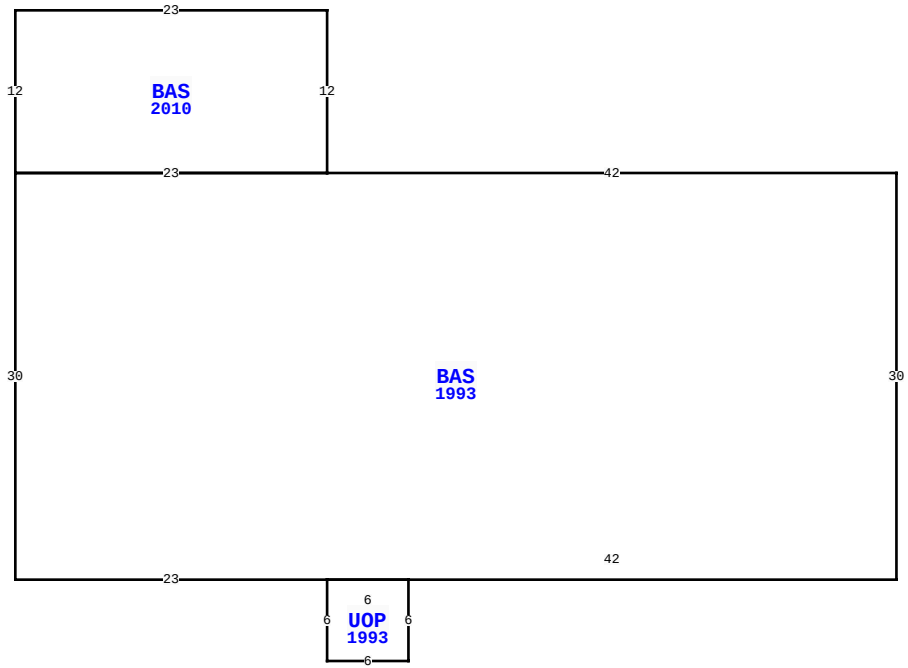
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,950	100	1993	1,950	151,568
BAS	276	100	2010	276	21,452
UOP	36	20	1993	7	544
TOTALS	2,262			2,233	173,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	94.9032	99.65	222,518	1981	1981	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2024 Heated Area: 2226 HX Base Yr 2024



1261 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		173,564
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		479,004
SOH/AGL Deduction		78,804
ASSESSED VALUE		400,200
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,789
TOTAL JUST VALUE		479,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/0954	1/30/2023	WD	Q	I	01	425,000
GRANTOR: MONEY WILLIAM M & ROZ						
GRANTEE: DARBY JUSTIN & BRIT						
2388/0803	8/27/2020	WD	U	I	30	260,000
GRANTOR: MONEY WILLIAM G & PAT						
GRANTEE: MONEY WILLIAM M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 BAS=[YR=2010] N12 W23 S12 E23$ W23 S30 E23
UOP=[YR=1993] S6 E6 N6 W6 $ E42 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1988	1988	3	20	3,360	
3	1242	WD DECK A	0	100	12	14	168.00	SF	7.50	7.50	100	1995	1995	3	20	252	
4	1242	WD DECK A	0	100	12	16	192.00	SF	7.50	7.50	100	1995	1995	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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