

LOT 10
IN OR 1258/162
HILDRETHS BRIER LEAF PARK

PRICE MICHAEL &/BURNS-PRICE JANET
1283 FORREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,779	100
FGR	603	55
FOP	45	30
FSP	128	40
UOP	178	20
TOTALS	2,733	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,212	118.8495	124.79	276,035	1999	1999	0	0	19.50	80.50
1 SINGLE FAM		100% - 2005		Heated Area: 1779				HX Base Yr 2005			
The floor plan shows a large rectangular lot with several internal divisions. The areas are labeled as follows: BAS 1999 (the largest central area), FGR 1999 (bottom left), FOP 1999 (small square at bottom center), FSP 1999 (top center), and UOP 1999 (top right). Dimensions are provided for each boundary and internal division. The overall lot dimensions are 31 on the left and 29 on the right. The top boundary is divided into segments of 6, 12, 16, 13, and 2. The bottom boundary is divided into segments of 23, 21, 13, 9, 5, 5, 16, and 11. The left boundary is divided into segments of 18, 12, 10, 11, and 31. The right boundary is divided into segments of 11, 15, 4, 12, 8, 16, 8, and 2. The top boundary is also divided into segments of 12, 16, 13, and 2. The bottom boundary is also divided into segments of 23, 21, 13, 9, 5, 5, 16, and 11. The left boundary is also divided into segments of 18, 12, 10, 11, and 31. The right boundary is also divided into segments of 11, 15, 4, 12, 8, 16, 8, and 2.											
BLD DATE			LGL DATE			03/26/2024			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES						1283 FORREST DR, FERNANDINA BEACH				INC DATE				AG DATE			
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2012	2012	04	90	45,000	
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