

LOT 13
HILDREDTH'S BRIER LEAF PARK
PB 4/7

MOULTON COURTNEY ANNE M
1341 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,316	100	1993	1,316	116,780
BAS	616	100	2010	616	54,663
FEP	200	80	2010	160	14,198
FOP	40	30	1993	12	1,065
TOTALS	2,172			2,104	186,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
6	0940	SHEDS/PORT	0	0	20	280.00	SF	18.30	18.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF	1100.00	136.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,104	120.7360	126.77	266,724	1976	1985	0	0
1 SINGLE FAM 0% - 0 Heated Area: 1932 HX Base Yr									
20 10 FEP 2010 20 37 28 BAS 1993 25 10 4 FOP 1993 10 22 28 BAS 2010 22									
03/26/2024 MLU									

TOTAL OB/XF									
2,495									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		186,707	
TOTAL MARKET OB/XF VALUE		2,495	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		489,202	
SOH/AGL Deduction		27,026	
ASSESSED VALUE		462,176	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		462,176	
TOTAL JUST VALUE		489,202	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2347/0029	3/12/2020	LE	U	I	11	100	
GRANTOR: MOULTON GAIL							
GRANTEE: MOULTON COURTNEY AN							
2273/1964	4/24/2019	LE	U	I	11	100	
GRANTOR: MOULTON GAIL							
GRANTEE: MOULTON COURTNEY AN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 FEP=[YR=2010] N10 W20 S10 E20\$ W37 S28 E22 FOP=[YR=1993] S4 E10 N4W10\$ E25 BAS=[YR=2010] E22 N28 W22S28\$ N28\$.									