LOT 14
IN OR 1720/795
HILDREDTH'S BRIER LEAF PARK

PULICE JOHN M
1357 FORREST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

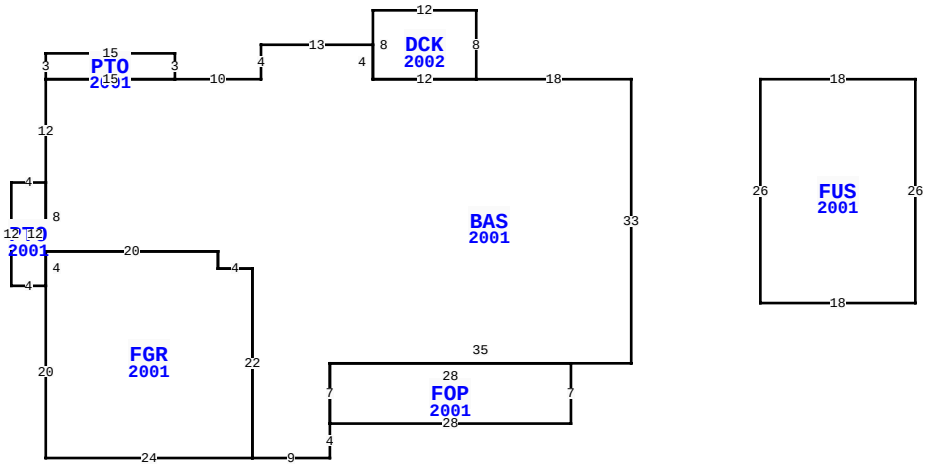
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,091	100	2001	2,091	273,231
DCK	96	10	2002	10	1,307
FGR	568	55	2001	312	40,769
FOP	196	30	2001	59	7,709
FUS	468	100	2001	468	61,154
PTO	45	5	2001	2	261
PTO	48	5	2001	2	261
TOTALS	3,512			2,944	384,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,944	106.2200	147.65	434,682	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2007 Heated Area: 2559 HX Base Yr 2007



1357 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		384,694
TOTAL MARKET OB/XF VALUE		48,369
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		733,063
SOH/AGL Deduction		469,254
ASSESSED VALUE		263,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,398
TOTAL JUST VALUE		733,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		696,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413601	XFOB	8,280	09/01/2004
B007020	NEW CONSTR	121,833	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1720/0795	1/11/2011	QC	U	I	11	100
GRANTOR: PULICE JOHN M & LUCIA						
GRANTEE: PULICE JOHN M						
1454/0328	10/24/2006	WD	Q	I		400,000
GRANTOR: DOW LOUIS A & MARLEY						
GRANTEE: PULICE JOHN M & LUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 DCK=[YR=2002] N8 W12 S8 E12 $ W12 N4 W13 S4 W10 PTO=[YR=2001] N3 W15 S3 E15 $ W15 S12 PTO=[YR=2001] W4 S12 E4 FGR=[YR=2001] S20 E24 N22 W4 N2 W20 S4 $ N12 $ S8 E20 S2 E4 S22 E9 N4 FOP=[YR=2001] E28 N7 W28 S7 $ N7 E35 N33 $ PTR= E15 FUS=[YR=2001] E18 S26 W18 N26 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
6	0910	SCRN RM L	0	100	38	26	988.00	SF	15.00	15.00	100	2004	2004	3	20	2,964	

LAND DESCRIPTION

TOTAL OB/XF 48,369

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-	1101.00	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