LOT 15
IN OR 1833/1663
HILDRETHS BRIER LEAF PARK

MICHAELSON CANDACE J
1365 FORREST DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0300-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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	04	Quality Level 04

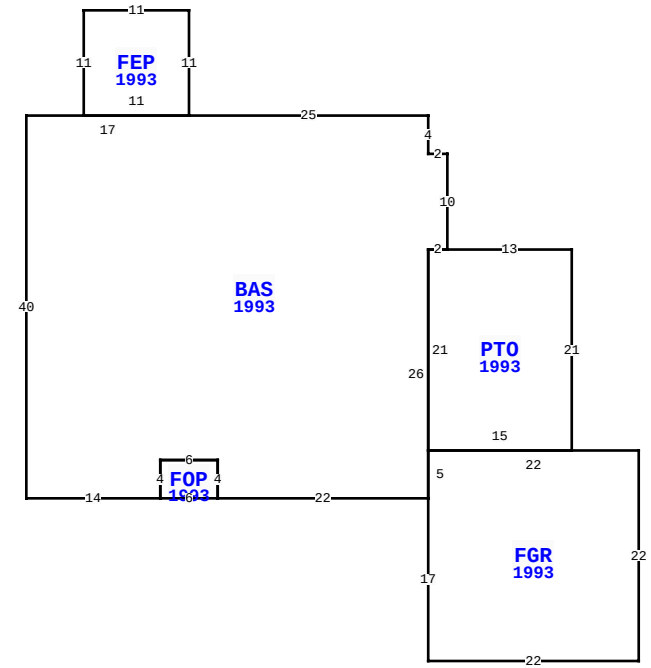
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	171,770
FEP	121	80	1993	97	9,942
FGR	484	55	1993	266	27,262
FOP	24	30	1993	7	718
PTO	315	5	1993	16	1,640
TOTALS	2,620			2,062	211,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	122.0100	128.11	264,163	1973	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 1676 HX Base Yr 2016



1365 FORREST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		211,330
TOTAL MARKET OB/XF VALUE		1,092
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		512,422
SOH/AGL Deduction		284,269
ASSESSED VALUE		228,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,742
TOTAL JUST VALUE		512,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8637	XFOB	1,000	01/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/1663	1/04/2013	WD	Q	I	01	204,000
GRANTOR: LEGARE TIMOTHY ASHER						
GRANTEE: MICHELSON CANDACE J						
1314/0321	5/03/2005	WD	Q	I		270,000
GRANTOR: POZZETTA JAMES M & ER						
GRANTEE: LEGARE TIMOTHY ASHE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W13 BAS=[YR=1993] N10 W2 N4 W25 FEP=[YR=1993] N11 W11 S11 E11$ W17 S40 E14 FOP=[YR=1993] E6 N4 W6 S4$N4 E6 S4 E22 FGR=[YR=1993] S17 E22 N22 W22 S5$ N26 E2$ W2 S21 E15 N21$.

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	1973	1973	3	31.2	1,092	

LAND DESCRIPTION

TOTAL OB/XF 1,092

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-1	99.00	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