

EDWARDS DAVID W & ELLEN D
1267 GERBING RD
FERNANDINA BEACH, FL 32034

00-00-30-0260-0001-0040



PT OF LOT 1 (S-4 & S-1)
IN OR 1890/20 & 1639/628
ESMT OR 1239/374

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1267 GERBING RD
FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																			VALUATION BY		STANDARD									
																			Tax Group: 8		Tax Dist:									
																			BUILDING MARKET VALUE		826,598									
																			TOTAL MARKET OB/XF VALUE		108,262									
																			TOTAL LAND VALUE - MARKET		1,780,800									
																			TOTAL MARKET VALUE		2,715,660									
																			SOH/AGL Deduction		1,443,828									
																			ASSESSED VALUE		1,271,832									
																			TOTAL EXEMPTION VALUE		HX HB		50,000							
																			BASE TAXABLE VALUE		1,221,832									
																			TOTAL JUST VALUE		2,715,660									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		2,441,773									
DOR CODE		0100			SINGLE FAMILY																									
MAP NUM					MKT AREA			03																						
NEIGHBORHOOD/LOC		3027.00																												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																						
TOTALS																														
EXTRA FEATURES										BLD DATE						LGL DATE														
										XF DATE						LAND DATE														
										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											
14	0300	BOAT DCK W			0	100	0	0	1,012.00	SF	40.00	40.00	100	1997	1997	3	26	10,525												
15	0311	WD GANG WY			0	100	0	0	20.00	SF	45.00	45.00	100	1997	1997	3	20	180												
16	0303	FLT DOCK W			0	100	20	8	160.00	SF	26.00	26.00	100	1997	1997	3	26	1,082												
17	0479	VF PICKET			0	100	0	0	46.00	LF	10.00	10.00	100	2004	2004	3	66	304												
18	0940	SHEDS/PORT			0	100	20	12	240.00	SF	30.00	30.00	100	1997	1997	3	20	1,440												
19	0350	CARPORT WD			0	100	20	4	80.00	SF	13.00	13.00	100	1997	1997	3	20	208												
20	0350	CARPORT WD			0	100	16	5	80.00	SF	13.00	13.00	100	1997	1997	3	20	208												
22	0921	CWALL-CC P			0	100	0	0	108.00	LF	660.00	660.00	100	1936	1936	3	20	14,256												
23	0100	BAR-B-Q			0	100	0	0	1.00	UT	200.00	200.00	100	1936	1936	3	20	40												
24	0855	CONC PAVER			0	100	0	0	965.00	SF	7.00	7.00	100	2010	2010	3	92	6,215												
LAND DESCRIPTION										TOTAL OB/XF										34,458										
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				