

PT OF LOT 1 IN OR 1988/317 &
WELL ESMT IN OR 1515/430 & PT
OF CLOSED R/W ABND BY RES IN

FEARON RICHARD H & ROBYN H
1239 GERBING ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0260-0001-0050



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	12	CEDAR 60	0150	12	946	252.3960	126.20	119,385	1960	2005	0	0	0	8.50	91.50														
Exterior Wall	28	GLASS THRM 40	1 ACCESSORY U - 100% - 2021													Heated Area: 936													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 80																											
Interior Wall	06	CUST PANEL 20																											
Interior Floo	07	CORK/VTILE 60																											
Interior Floo	15	HARDTILE 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		0 100																											
Bathrooms		0 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units		0 100																											
Quality		06	Quality Level 06																										
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																									
BAS	936	100	936	108,083																									
PTO	48	5	2	231																									
PTO	156	5	8	924																									
TOTALS					1,140	946	109,237																						
EXTRA FEATURES					1239 GERBING RD, FERNANDINA BEACH																								
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	0300	BOAT DCK W	0	100	0	0	1,190.00	SF	40.00	40.00	100	2004	2004	3	40	19,040													
2	0303	FLT DOCK W	0	100	0	0	224.00	SF	26.00	26.00	100	2004	2004	3	40	2,330													
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	24	552													
4	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	1,440													
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2004	2004	3	24	600													
6	0921	CWALL-CC P	0	100	0	0	186.00	LF	660.00	660.00	100	1936	1936	3	20	24,552													
7	0855	CONC PAVER	0	100	0	0	10,675.00	SF	10.00	10.00	100	2007	2007	3	89	95,008													
8	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	3,680													
9	1127	BRICK 8"	0	100	0	0	682.00	SF	11.00	11.00	100	2007	2007	3	97	7,277													
10	1127	BRICK 8"	0	100	0	0	70.00	SF	11.00	11.00	100	2007	2007	3	97	747													
LAND DESCRIPTION										TOTAL OB/XF										155,226									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000132	C	SFR RIVER	100		RS-1	168.00	350.00	168.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,260,000												
REVIEW DATE 08/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 08/02/2023 BY SYS																													

VALUATION BY				STANDARD											
Tax Group: 8				Tax Dist:											
BUILDING MARKET VALUE				2,607,798											
TOTAL MARKET OB/XF VALUE				188,378											
TOTAL LAND VALUE - MARKET				1,260,000											
TOTAL MARKET VALUE				4,056,176											
SOH/AGL Deduction				614,907											
ASSESSED VALUE				3,441,269											
TOTAL EXEMPTION VALUE				HX HB 50,000											
BASE TAXABLE VALUE				3,391,269											
TOTAL JUST VALUE				4,056,176											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				3,341,038											
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
E18572				ELEC OTHER				5,000				01/01/2007			
M12178				MECH OTHER				0				10/01/2006			
P0611262				OTHER				0				06/01/2006			
C17121				CO ISSUED				0				02/01/2006			
R08914				REPAIR/RRF				20,000				02/01/2006			
B17121				NEW CONSTR				895,700				02/01/2006			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE			
1988/0317		6/20/2015		WD		Q		I		01		4,100,000			
GRANTOR: BENNETT JULIA N															
GRANTEE: FEARON RICHARD H &															
1229/0692		5/11/2004		QC		U		V		06		100			
GRANTOR: EDWARDS DAVID W & ELL															
GRANTEE: BENNETT WALTER A &															
BUILDING NOTES															
BUILDING DIMENSIONS															
PTO=[YR=2006] W26S6E26BAS=[YR=2006] W26S36 E9PTO=[YR=2006] S6E8N6W8E17N36S6N6S.															

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