

LOT 1
IN OR 2179/1532
GERBING GARDENS PB 8/37

SANCHEZ MICHAEL G & IRENE KATHLEEN
1237 GERBING RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0261-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	2,648
BAL	104	15	16	3,026
BAS	1,569	100	1,569	296,775
FGR	925	55	509	96,278
FOP	192	30	58	10,970
FOP	276	30	83	15,699
FOP	420	30	126	23,833
FUS	444	100	444	83,983
FUS	1,075	100	1,075	203,336
STR	70	10	7	1,324
TOTALS	5,295		3,916	740,709

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00
2	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,916	134.0739	191.06	748,191	2019	2019	0	0	1.00	99.00
1 SFR CUST - 100% - 2023											
Heated Area: 3088											
HX Base Yr 2023											
** This building has 12 Sub-Areas											
1237 GERBING RD, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			740,709
TOTAL MARKET OB/XF VALUE			10,347
TOTAL LAND VALUE - MARKET			420,000
TOTAL MARKET VALUE			1,171,056
SOH/AGL Deduction			0
ASSESSED VALUE			1,171,056
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			1,121,056
TOTAL JUST VALUE			1,171,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			917,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008468	CO ISSUED	0	08/08/2019
B1806564	NEW CONSTR	379,032	06/25/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2179/1532	2/26/2018	WD	Q	V	01
GRANTOR: SMITH JUDITH M					
GRANTEE: SANCHEZ MICHAEL G &					
1977/1512	4/30/2015	WD	Q	V	01
GRANTOR: HARBIN CARLTON D & CA					
GRANTEE: SMITH M JUDITH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W42 S10 BAS=[YR=2019] W27 S27 E21 N8 E6 S1 E4 FOP=[YR=2019] S9 E12 UOP=[YR=2019] S2 E12 N2 W12\$ E24 N9 W13 S4 W12 N4 W11\$ E11 S4 E12 N4 E15 N20 W42\$ E42 N10\$ PTR=E15 STR=[YR=2019] E7 FUS=[YR=2019] E7 N8 BAL=[YR=2019] N8 E13 S8 W13\$ E13 S1 E17 N1 BAL=[YR=2019] N8 E12 S8 W12\$ E12 S23 W42 N1 W14 N4 E7 N10\$ S10 W7 N10\$ W15\$ PTR=E15 S30 FGR=[YR=2019] E25 S31 FOP=[YR=2019] E13 S25 W6 N19 W7 N6\$ S6 W25 N37\$ W15 N30\$ PTR=S50 FUS=[YR=2019] W37 STR=[YR=2019] W7 S12 E3 S4 E4 N16\$ S12 E37 N12\$ N50\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00