



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
Exterior Wall	10	ABOVE AVG 100	0500	12	3,905	227.6730	324.43	1,266,899	2021	2021	0	0	0	0.00	100.00											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023													Heated Area: 3263										
Roof Cover	13	STAND SEAM 100														HX Base Yr										
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		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Quality		06	Quality Level 06																							
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																						
BAS	3,263	100	3,263	1,058,615																						
FGR	846	55	465	150,860																						
FOP	153	30	46	14,924																						
FOP	377	30	113	36,661																						
PTO	350	5	18	5,840																						
TOTALS		4,989		3,905	1,266,899																					
EXTRA FEATURES					1249 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500											
2	0855	CONC PAVER	0	0	0	2,342.00	SF	10.00	10.00	100	2021	2021	3	100	23,420											
3	0600	SUMMER KIT	0	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	97	4,850											