LOT 4
GERBING GARDENS PB 8/37

OBERHOLTZER MARK & SHARON/FAMILY REVOCABLE LIVING
1275 GERBING ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0261-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

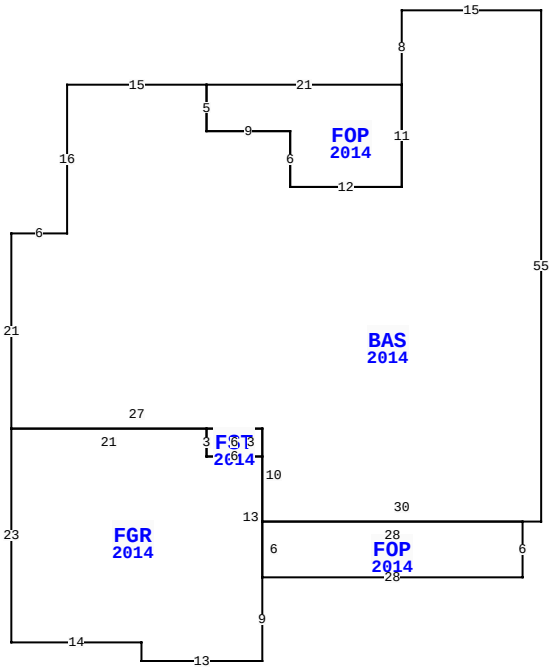
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,256	100	2,256	391,519
FGR	629	55	346	60,047
FOP	168	30	50	8,677
FOP	177	30	53	9,198
FST	18	55	10	1,735
TOTALS	3,248		2,715	471,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,715	126.2016	179.84	488,266	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2020 Heated Area: 2256 HX Base Yr 2020



1275 GERBING RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		471,177
TOTAL MARKET OB/XF VALUE		17,338
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		838,515
SOH/AGL Deduction		241,144
ASSESSED VALUE		597,371
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		547,371
TOTAL JUST VALUE		838,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328114	CO ISSUED	0	05/20/2014
P1317071	NEW CONSTR	0	12/01/2013
R1313753	REPAIR/RRF	7,600	12/01/2013
B1328114	NEW CONSTR	285,744	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2263/1719	3/25/2019	WD	Q	I	01	670,000

GRANTOR: HARBIN CARLTON D & CA
GRANTEE: OBERHOLTZER MARK &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 S8 FOP=[YR=2014] W21 S5 E9 S6 E12 N11$ S11 W12 N6 W9 N5 W15 S16 W6 S21 FGR=[YR=2014] S23 E14 S2 E13 N9 FOP=[YR=2014] E28 N6 W28 S6$ N13 FST=[YR=2014] N3 W6 S3 E6$ W6 N3 W21$ E27 S10 E30 N55 $.

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	0855	CONC PAVER	0	100	25	4	100.00	SF	7.00	7.00	100	2014	2014	3	95	665	
2	0855	CONC PAVER	0	100	0	0	2,167.00	SF	7.00	7.00	100	2014	2014	3	95	14,411	
3	0855	CONC PAVER	0	100	0	0	303.00	SF	7.00	7.00	100	2014	2014	3	95	2,015	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2014	2014	3	95	247	

LAND DESCRIPTION

TOTAL OB/XF 17,338

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 08/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS