LOT 13 & PT OF LOTS 16 17 & 18
S-1 S-2 S-3 S-4 &
PT OF ABND R/W OR 880/1308

WALGER TERRY D
28 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1358 GERBING RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,363
TOTAL LAND VALUE - MARKET	5,552,500
TOTAL MARKET VALUE	5,558,863
SOH/AGL Deduction	2,050,173
ASSESSED VALUE	3,508,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,508,690
TOTAL JUST VALUE	5,558,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,555,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0694/0939	12/15/1993	WD	Q	V		250,000
GRANTOR: MAY RALPH E & AGNES						
GRANTEE: WALGER LOUIS III &						
0325/0120	11/01/1980	WD	Q	I		162,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	0	0	731.00	SF	40.00	40.00	10	1981	1981	3	20	5,848	
2	0350	CARPORT WD	0	0	25	11	275.00	SF	9.36	9.36	100	1981	1981	3	20	515	

LAND DESCRIPTION

TOTAL OB/XF 6,363

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	000132	C	SFR RIVER	0		RS-1	157.00	300.00	157.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	1,177,500							
2	000115	C	SFR ACRES	0		RS-1	0.00	0.00	12.50	AC		1.00	1.00	1.00	350,000.00	350,000.00	4,375,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 12.50 Total Land Value: 5,552,500 Market: 0 Agricultural: 0 Common: 5,552,500 PRINTED 08/02/2023 BY SYS