

LOT 1
PT OR 1837/767
LESLIE COURT PB 5/63

SHORELINE RENTAL INVESTMENTS LLC
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1430-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

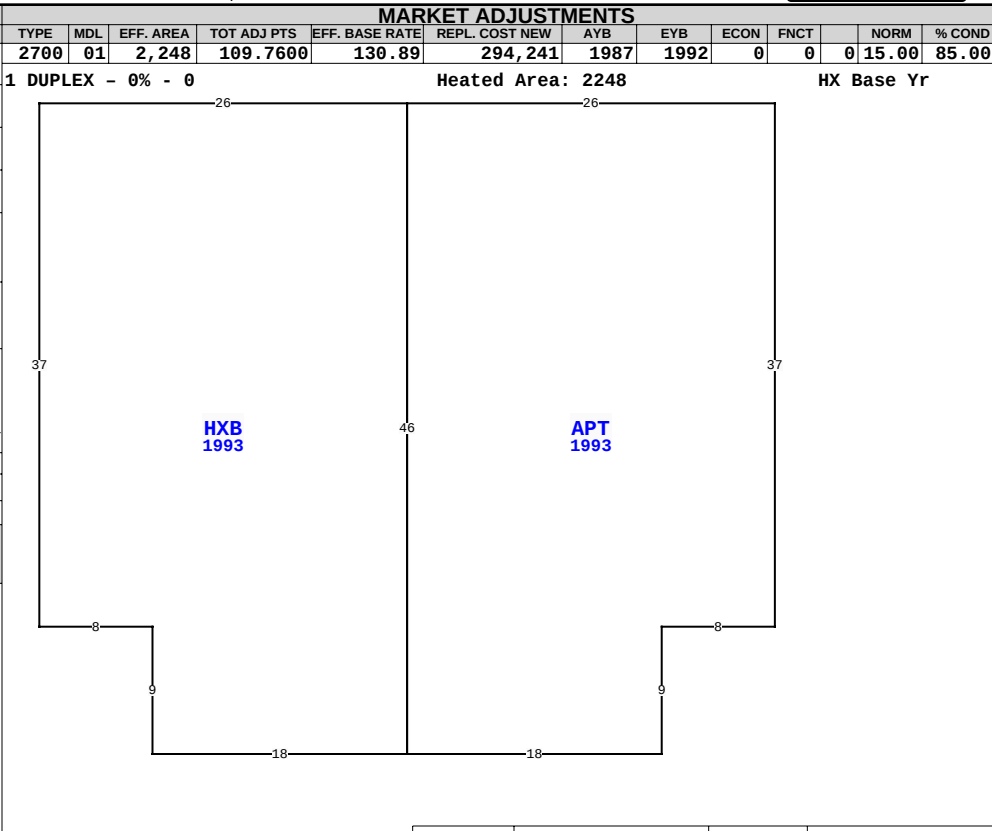
Quality	03	Quality Level 03	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,124	100	1,124	125,052
HXB	1,124	100	1,124	125,052

TOTALS	2,248	2,248	250,105
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	1,400.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	330.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-1	70.00	173.00	1.00	UT	



913 S 18TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
7,701	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.10	100,000.00	110,000.00	110,000								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	250,105		
TOTAL MARKET OB/XF VALUE	7,701		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	367,806		
SOH/AGL Deduction	125,937		
ASSESSED VALUE	241,869		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	241,869		
TOTAL JUST VALUE	367,806		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	303,772		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101027	H/AC	3,500	06/21/2010
20091247	REROOF W/30YR ARC	2,200	09/16/2009
4251	NEW CONSTR	60,000	04/06/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1837/0767	1/23/2013	WD U	I	I	11	100	
GRANTOR: LONG MARYLEE W & H VE							
GRANTEE: SHORELINE RENTAL IN							
1084/1100	10/02/2002	WD U	I	I	01	100	
GRANTOR: LONG H VERNON & MARYL							
GRANTEE: LONG MARYLEE W LONG							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W26 HXB=[YR=1993] W26S37E8 S9E18N46\$ S46E18N9E8N37\$.											