

PT OF LOT 1 (S-4 & S-1)
IN OR 1890/20 & 1639/628
ESMT OR 1239/374

EDWARDS DAVID W & ELLEN D
1267 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0260-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC 3027.00

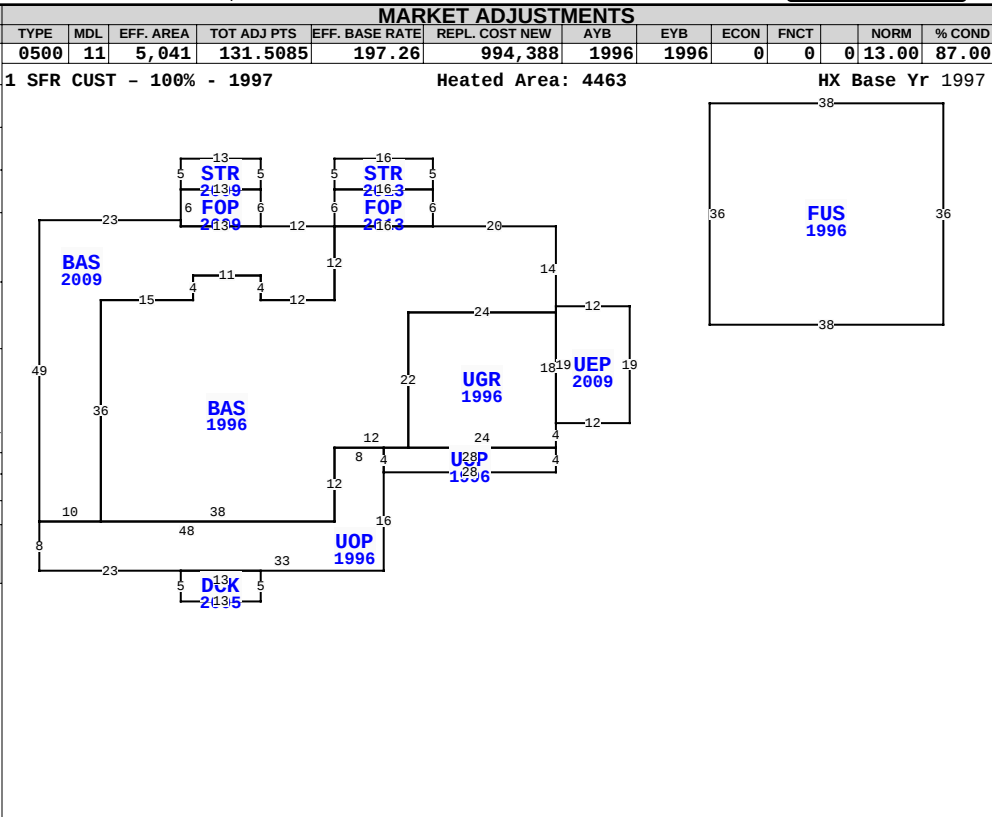
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	374,123
BAS	915	100	915	157,029
DCK	65	10	6	1,030
FOP	78	30	23	3,947
FOP	96	30	29	4,977
FUS	1,368	100	1,368	234,771
STR	65	10	6	1,030
STR	80	10	8	1,373
UEP	228	60	137	23,512
UGR	528	45	238	40,845
TOTALS	6,259		5,041	865,118

EXTRA FEATURES

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	0845	KOOL DECK	0 100	0	0	835.00	SF	7.25	7.25	100	1997	1997	3	73	4,419	
2	0825	BRICK	0 100	0	0	381.00	SF	12.50	12.50	100	1996	1996	3	91	4,334	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
4	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1996	1996	3	72	75	
5	0921	CWALL-CC P	0 100	0	0	324.00	LF	660.00	660.00	100	1936	1936	3	20	42,768	
6	0861	POOL GUNIT	0 100	0	0	399.00	SF	85.00	85.00	100	1997	1997	3	20	6,783	
7	0812	CONCRETE C	0 100	0	0	3,625.00	SF	4.00	4.00	100	2000	2000	3	79	11,455	
8	1242	WD DECK A	0 100	0	0	348.00	SF	10.00	10.00	100	2000	2000	3	20	696	
9	1242	WD DECK A	0 100	5	2	10.00	SF	10.00	10.00	100	1997	1997	3	20	20	
10	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1996	1996	3	20	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF	1210.00	200.00	210.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	1,260,000							
2	000132	C	SFR RIVER	100		RSF	1108.00	350.00	108.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	648,000							



** This building has 12 Sub-Areas

1267 GERBING RD, FERNANDINA BEACH

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
835.00	SF	7.25	7.25	100	1997	1997	3	73	4,419	
381.00	SF	12.50	12.50	100	1996	1996	3	91	4,334	
1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
16.00	SF	6.50	6.50	100	1996	1996	3	72	75	
324.00	LF	660.00	660.00	100	1936	1936	3	20	42,768	
399.00	SF	85.00	85.00	100	1997	1997	3	20	6,783	
3,625.00	SF	4.00	4.00	100	2000	2000	3	79	11,455	
348.00	SF	10.00	10.00	100	2000	2000	3	20	696	
10.00	SF	10.00	10.00	100	1997	1997	3	20	20	
1.00	UT	5,000.00	5,000.00	100	1996	1996	3	20	1,000	

TOTAL OB/XF 73,130

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF	1210.00	200.00	210.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	1,260,000							
2	000132	C	SFR RIVER	100		RSF	1108.00	350.00	108.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	648,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	865,118
Tax Dist:		107,063
BUILDING MARKET VALUE		1,908,000
TOTAL MARKET OB/XF VALUE		2,880,181
TOTAL LAND VALUE - MARKET		1,570,194
TOTAL MARKET VALUE		1,309,987
SOH/AGL Deduction		50,000
ASSESSED VALUE		1,259,987
TOTAL EXEMPTION VALUE	HX HB	1,259,987
BASE TAXABLE VALUE		2,880,181
TOTAL JUST VALUE		0
NCON VALUE		
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,715,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22118	REMODEL	22,181	12/01/2008
E14156	ELEC OTHER	1,500	02/01/2005
M09123	MECH OTHER	0	02/01/2005
R046792	REPAIR/RRF	3,200	10/01/2004
B9703816	SWIM POOL	15,500	04/01/1997
B9502449	NEW CONSTR	200,000	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1890/0020	11/15/2013	WD	U	I	11	100	
GRANTOR: EDWARDS SARA M & JOEL							
GRANTEE: EDWARDS DAVID W & E							
0772/0733	9/30/1996	WD	U	V	01	75,000	
GRANTOR: EDWARDS T JOEL & SARA							
GRANTEE: EDWARDS DAVID W & E							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 FOP=[YR=2013] N6 STR=[YR=2013] N5 W16 S5 E16\$ W16 S6 E16\$ W16 BAS=[YR=2009] W12 FOP=[YR=2009] N6 STR=[YR=2009] N5 W13 S5 E13\$ W13 S6 E13\$ W13 N1 W23 S49 UOP=[YR=1996] S8 E23 DCK=[YR=2005] S5 E13 N5 W13\$ E33 N16 UOP=[YR=1996] E28 N4 UGR=[YR=1996] N4 UEP=[YR=2009] E12 N19 W12 S19\$ N18 W24 S22 E24\$ W28 S4\$ N4 W8 S12 W48\$ E10 N36E15 N4 E11 S4 E12 N12\$ S12 W12N4 W11 S4 W15 S36 E38 N12 E12 N22 E24 N14\$ PTR= E25N20 FUS=[YR=1996] S36 E38 N36 W38\$ S20 W25\$.

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