

FEARON RICHARD H & ROBYN H
1239 GERBING ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0260-0001-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																								
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																						
Exterior Wall		20	FACE BRICK 100							0500	12	7,912	241.1005	361.65	2,861,375	2007	2012		0	0	8.25	91.75	VALUATION BY		STANDARD																			
Roof Structur		08	IRREGULAR 100							2 SFR CUST - 100% - 2021														Heated Area: 6873																				
Roof Cover		07	CONC TILE 100																					HX Base Yr 2021																				
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE														2,733,952						
Interior Floo		12	HARDWOOD 80																					TOTAL MARKET OB/XF VALUE														182,611						
Interior Floo		19	MARBLE 20																					TOTAL LAND VALUE - MARKET														1,260,000						
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE														4,176,563						
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction														632,056						
Bedrooms			4 100																					ASSESSED VALUE														3,544,507						
Bathrooms			5.5 100																					TOTAL EXEMPTION VALUE														HX HB 50,000						
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE														3,494,507						
Stories		2.	2. 100																					TOTAL JUST VALUE														4,176,563						
Units			0 100																					NCON VALUE														0						
																								INCOME VALUE																				
																								PREVIOUS YEAR MKT VALUE														4,056,176						
Quality		06	Quality Level 06																																									
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			4,477		100		4,477		1,485,531																																			
FGR			396		55		218		72,336																																			
FGR			720		55		396		131,398																																			
FOP			56		30		17		5,641																																			
FOP			121		30		36		11,945																																			
FOP			123		30		37		12,277																																			
FOP			197		30		59		19,577																																			
FOP			428		30		128		42,472																																			
FOP			471		30		141		46,786																																			
FST			13		55		7		2,323																																			
TOTALS			9,398				7,912		2,625,312																																			
EXTRA FEATURES												1239 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														
11		0861		POOL GUNIT		0 100		0 0		480.00		SF		85.00		85.00		100		2007		2007		3		48		19,584																
12		0871		POOL HTR R		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2007		2007		3		31		620																
13		0462		ST/AL FNC		0 100		40 0		200.00		SF		10.00		10.00		100		2007		2007		3		48		960																
14		0830		FLAGSTONE		0 100		189 2		378.00		SF		12.00		12.00		100		2007		2007		3		88		3,992																
15		0600		SUMMER KIT		0 100		0 0		1.00		UT		10,000.00		10,000.00		100		2007		2007		3		31		3,100																
16		0461		IRON FENCE		0 100		7 0		56.00		SF		8.50		8.50		100		2007		2007		3		91		433																
17		0461		IRON FENCE		0 100		64 0		192.00		SF		8.50		8.50		1																										