

PT OF LOT 1 (S-6)
IN OR 2547/869
EX ESMT PT OR 1515/430

HOYLE JEFFERY W & BRIGID C
1279 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0260-0001-0060

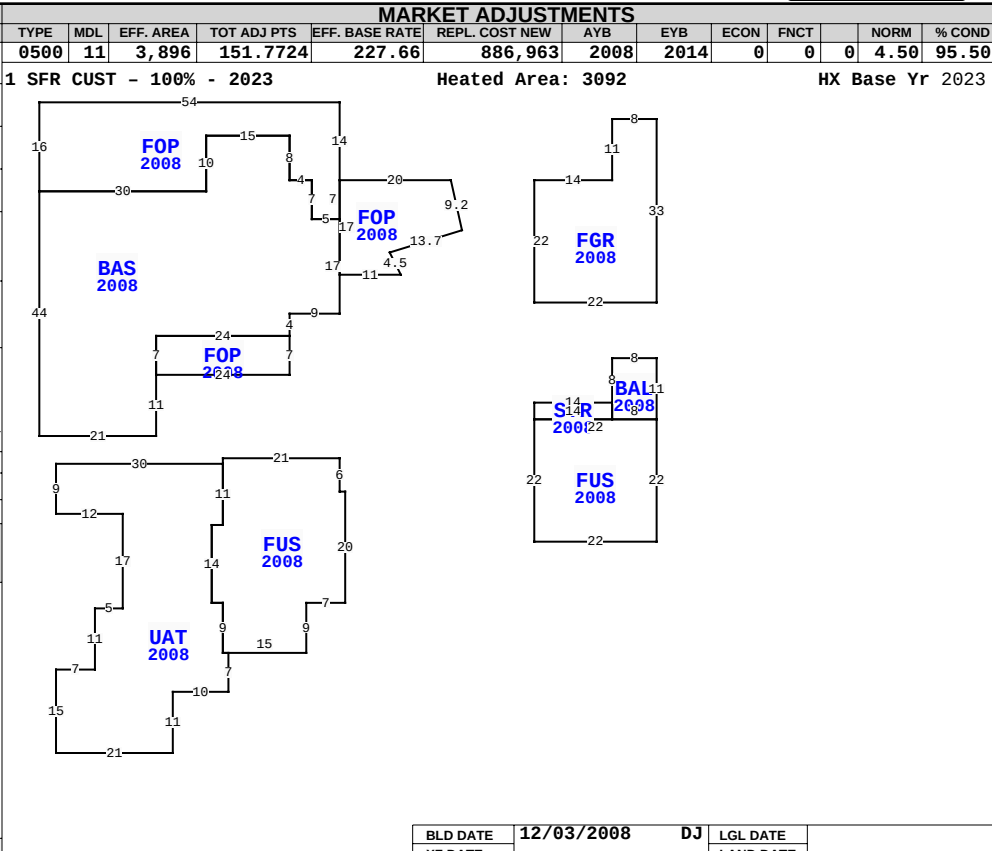


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

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
BAL	88	15	13	2,827
BAS	1,879	100	1,879	408,523
FGR	572	55	315	68,486
FOP	168	30	50	10,871
FOP	291	30	87	18,915
FOP	731	30	219	47,614
FUS	484	100	484	105,229
FUS	729	100	729	158,496
STR	42	10	4	870
UAT	1,159	10	116	25,221
TOTALS	6,143		3,896	847,050

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	855.00	SF	10.00	10.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0855	CONC PAVER	0 100	0	0	432.00	SF	10.00	10.00
4	0810	CONCRETE A	0 100	0	0	480.00	SF	6.50	6.50



1279 GERBING RD, FERNANDINA BEACH				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
855.00	SF	10.00	10.00	100	2008	2008	3	89	7,610	
1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
432.00	SF	10.00	10.00	100	2017	2017	3	97	4,190	
480.00	SF	6.50	6.50	100	2017	2017	3	97	3,026	

LAND DESCRIPTION										TOTAL OB/XF										16,666	
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	LA VA				
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	350,000.00	420,000.00	4				
REVIEW DATE		01/31/2024		BY	KBA		Total Acres: 0.00		Total Land Value: 420,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										847,050				
TOTAL MARKET OB/XF VALUE										16,666				
TOTAL LAND VALUE - MARKET										420,000				
TOTAL MARKET VALUE										1,283,716				
SOH/AGL Deduction										652				
ASSESSED VALUE										1,283,064				
TOTAL EXEMPTION VALUE										HX HB VX				
BASE TAXABLE VALUE										1,228,064				
TOTAL JUST VALUE										1,283,716				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,245,693				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20762	CO ISSUED	306,834	11/03/2008
M13720	MECH OTHER	0	04/01/2008
P12982	OTHER	0	01/01/2008
E20297	ELEC OTHER	9,000	12/01/2007
R10864	REPAIR/RRF	6,000	11/01/2007
B20762	NEW CONSTR	306,834	11/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2547/0869	3/16/2022	WD Q	Q	I	01
GRANTOR: RAPP ROBERT R & CONST					
GRANTEE: HOYLE JEFFERY W & B					
2441/1985	3/12/2021	WD Q	Q	I	01
GRANTOR: HARBIN CARLTON D					
GRANTEE: RAPP ROBERT R & CON					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2008] W20 FOP=[YR=2008] N14 W54 S16 BAS=[YR=2008] S44 E21 N11 FOP=[YR=2008] E24 N7 W24 S7\$ N7 E24 N4 E9 N17 W5 N7 W4 N8 W15 S10 W30\$ E30 N10 E15 S8 E4 S7 E5 N7\$ S17 E11 U4 L2 U4 R13 U9 L2 \$ PTR=E15 FGR=[YR=2008] E14 N11 E8 S33 W22 N22\$ W15\$ PTR=S40E15 STR=[YR=2008] E14 BAL=[YR=2008] N8 E8 S11 FUS=[YR=2008] S22 W22 N22 E22\$ W8 N3\$ S3 W14 N3\$ N40W15\$ PTR=S50 W20FUS=[YR=2008] W21 S1 UAT=[YR=2008] W30 S9 E12 S17 W5 S11 W7S15 E21 N11 E10N7 W1 N9 W2 N14 E2 N11\$ S11 W2S14 E2 S9 E15 N9 E7 N20 W1 N6\$N50E20\$.									