LOT 1
GERBING GARDENS PB 8/37

SANCHEZ IRENE KATHLEEN
1237 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0261-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

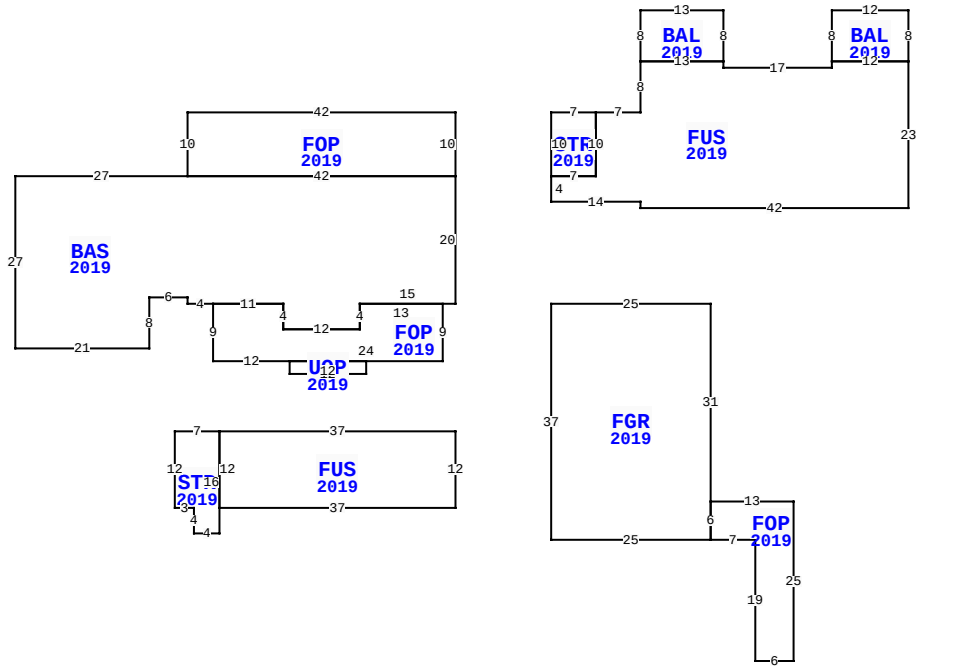
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	14	2,774
BAL	104	15	16	3,170
BAS	1,569	100	1,569	310,809
FGR	925	55	509	100,830
FOP	192	30	58	11,489
FOP	276	30	83	16,442
FOP	420	30	126	24,960
FUS	444	100	444	87,954
FUS	1,075	100	1,075	212,950
STR	70	10	7	1,387
TOTALS	5,295		3,916	775,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,916	134.0739	201.11	787,547	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2023 Heated Area: 3088 HX Base Yr 2023



** This building has 12 Sub-Areas

1237 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		775,734
TOTAL MARKET OB/XF VALUE		10,344
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		1,206,078
SOH/AGL Deduction		0
ASSESSED VALUE		1,206,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,156,078
TOTAL JUST VALUE		1,206,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,171,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008468	CO ISSUED	0	08/08/2019
B1806564	NEW CONSTR	379,032	06/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1433	1/04/2024	QC	U	I	11	100
GRANTOR: SANCHEZ MICHAEL G						
GRANTEE: SANCHEZ IRENE KATHL						
2666/630	8/15/2023	FJ	U	I	11	0
GRANTOR: SANCHEZ MICHAEL G						
GRANTEE: SANCHEZ IRENE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W42 S10 BAS=[YR=2019] W27 S27 E21 N8 E6 S1 E4 FOP=[YR=2019] S9 E12 UOP=[YR=2019] S2 E12 N2 W12$ E24 N9 W13 S4 W12 N4 W11$ E11 S4 E12 N4 E15 N20 W42$ E42 N10$ PTR=E15 STR=[YR=2019] E7 FUS=[YR=2019] E7 N8 BAL=[YR=2019] N8 E13 S8 W13$ E13 S1 E17 N1 BAL=[YR=2019] N8 E12 S8 W12$ E12 S23 W42 N1 W14 N4 E7 N10$ S10 W7 N10$ W15$ PTR=E15 S30 FGR=[YR=2019] E25 S31 FOP=[YR=2019] E13 S25 W6 N19 W7 N6$ S6 W25 N37$ W15 N30$ PTR=S50 FUS=[YR=2019] W37 STR=[YR=2019] W7 S12 E3 S4 E4 N16$ S12 E37 N12$ N50$.

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	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000	
2	0810	CONCRETE A	0	100	3	18	54.00	SF	6.50	6.50	100	2019	2019	3	98	344	

LAND DESCRIPTION

TOTAL OB/XF 10,344

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	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	420,000							

REVIEW DATE 10/02/2019 BY DJ Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 08/06/2024 BY SYS