



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

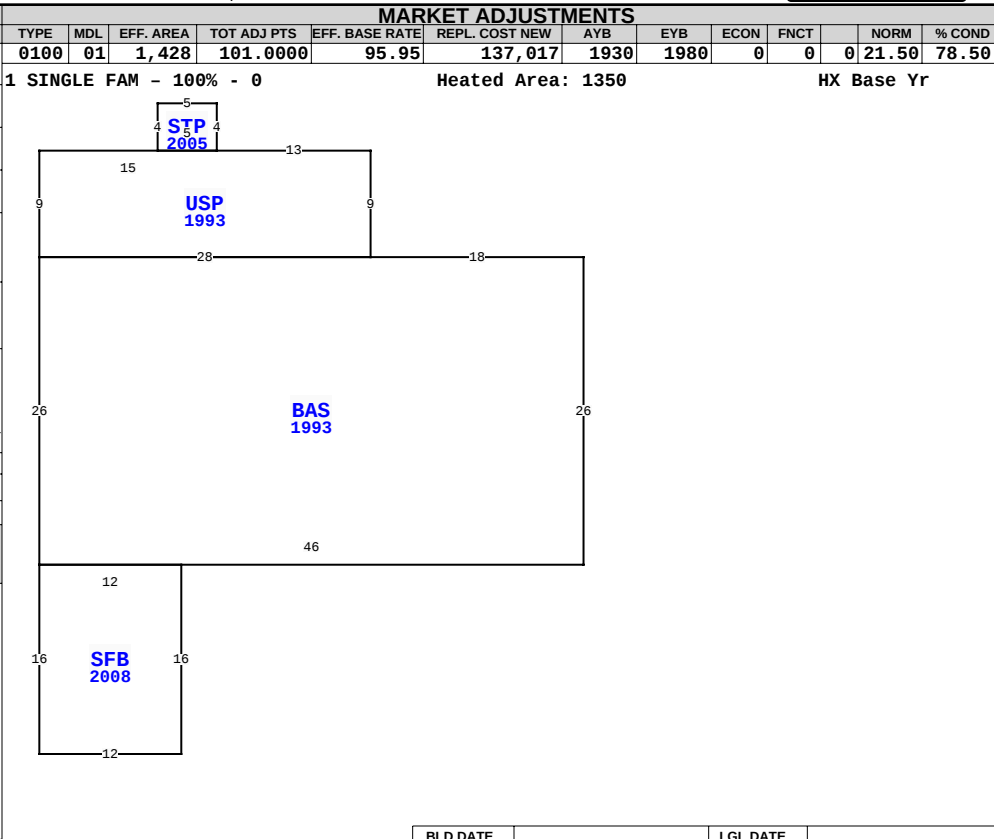
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	90,083
SFB	192	80	154	11,599
STP	20	10	2	151
USP	252	30	76	5,724
TOTALS	1,660		1,428	107,558

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0681	POLE SHED	0 100	13	14	182.00	SF	15.00	15.00	100	1950	1950	3	20	546	
2	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1950	1950	3	20	720	
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1950	1950	3	20	720	
4	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	1989	1989	3	57	556	
5	1242	WD DECK A	0 100	0	0	48.00	SF	10.00	10.00	100	2007	2007	3	31	149	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1285 GERBING RD, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
182.00	SF	15.00	15.00	100	1950	1950	3	20	546	
240.00	SF	15.00	15.00	100	1950	1950	3	20	720	
120.00	SF	30.00	30.00	100	1950	1950	3	20	720	
150.00	SF	6.50	6.50	100	1989	1989	3	57	556	
48.00	SF	10.00	10.00	100	2007	2007	3	31	149	

TOTAL OB/XF										2,691		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-	1120.00	266.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		107,558	
TOTAL MARKET OB/XF VALUE		2,691	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		460,249	
SOH/AGL Deduction		394,937	
ASSESSED VALUE		65,312	
TOTAL EXEMPTION VALUE		HX HB	40,312
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		460,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09575	TANKS/BLRS	300	04/01/2005
B0310798	ADDITION	12,672	01/01/2003

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
0567/0479	4/11/1989	WD Q
GRANTOR: MIDDLETON RICHARD G		
GRANTEE: MIDDLETON RICHARD L		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W18 USP=[YR=1993] N9 W13 STP=[YR=2005] N4 W5 S4 E5\$ W15 S9 E28\$ W28 S26 SFB=[YR=2008] S16 E12 N16 W12\$ E46 N26\$.		