PT OF LOT 26
IN OR 1742/351
SUB OF SO PT OF SEC 12

LONG H VERNON REV LIVING TRUST/LONG MARYLEE W REV
1299 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0025-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

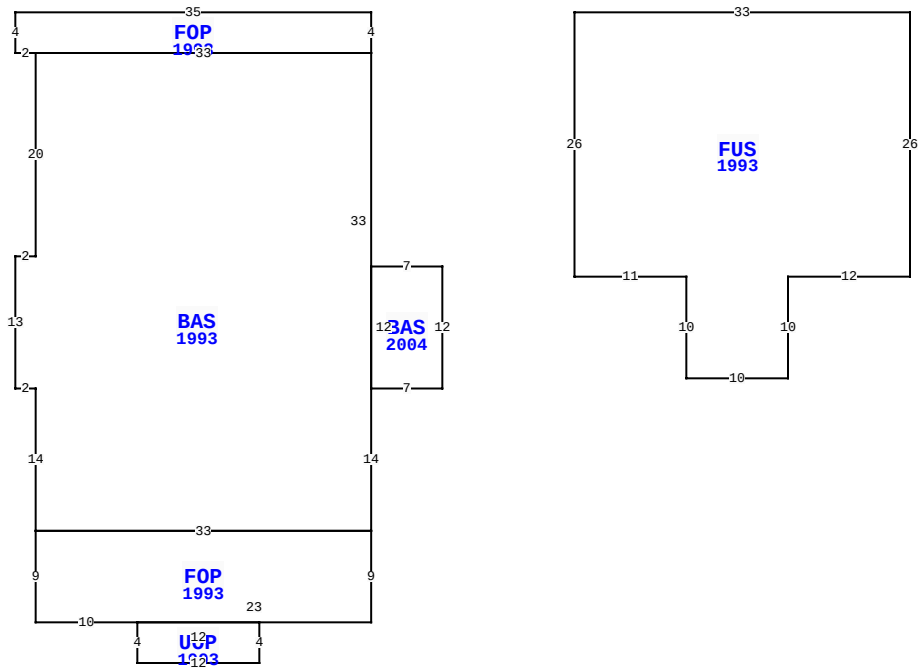
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,577	100	1,577	148,189
BAS	84	100	84	7,893
FOP	140	30	42	3,947
FOP	297	30	89	8,363
FUS	958	100	958	90,022
UOP	48	20	10	940
TOTALS	3,104		2,760	259,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,760	97.0000	121.25	334,650	1927	1962	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 0 Heated Area: 2619 HX Base Yr



1299 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		283,670
TOTAL MARKET OB/XF VALUE		80,895
TOTAL LAND VALUE - MARKET		966,000
TOTAL MARKET VALUE		1,330,565
SOH/AGL Deduction		1,023,204
ASSESSED VALUE		307,361
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		252,361
TOTAL JUST VALUE		1,330,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,320,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21762	ELEC OTHER	1,500	04/01/2009
R11836	REPAIR/RRF	3,000	04/01/2009
B22377	DEMOLITION	2,000	04/01/2009
B0311741	ADDITION	10,000	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1742/0351	5/13/2011	WD	U	I	11	100
GRANTOR: LONG H VERNON JR & MA						
GRANTEE: LONG H VERNON JR &						
1738/1512	5/13/2011	WD	U	I	30	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: LONG H VERNON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W35 S4 E2 BAS=[YR=1993] S20 W2 S13 E2 S14
FOP=[YR=1993] S9 E10 UOP=[YR=1993] S4 E12 N4 W12$ E23 N9 W33$
E33 N14 BAS=[YR=2004] E7 N12 W7 S12$ N33 W33$ E33 N4$ PTR=E20
FUS=[YR=1993] E33 S26 W12 S10 W10 N10 W11 N26$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1927	1927	3	20	700	
2	0510	GARAGE WD-	0	100	60	20	1,200.00	SF	35.00	35.00	100	1950	1950	3	20	8,400	
3	0681	POLE SHED	0	100	42	7	294.00	SF	15.00	15.00	100	1950	1950	3	20	882	
4	0810	CONCRETE A	0	100	0	0	415.00	SF	6.50	6.50	100	1963	1963	3	20	540	
5	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	1950	1950	3	20	187	
6	0861	POOL GUNIT	0	100	0	0	419.00	SF	85.00	85.00	100	1979	1979	3	20	7,123	
7	0812	CONCRETE C	0	100	0	0	1,327.00	SF	4.00	4.00	100	1979	1979	3	30	1,592	
8	0910	SCRN RM L	0	100	19	10	190.00	SF	15.00	15.00	100	1980	1980	3	20	570	
9	1242	WD DECK A	0	100	0	0	124.00	SF	10.00	10.00	100	1980	1980	3	20	248	
10	0200	BARN WD 0-	0	100	72	22	1,584.00	SF	20.00	20.00	100	1980	1980	3	20	6,336	

TOTAL OB/XF 26,578

LAND DESCRIPTION

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	2.76	AC		1.00	1.00	1.00	350,000.00	350,000.00	966,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 2.76 Total Land Value: 966,000 Market: 0 Agricultural: 0 Common: 966,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 26
IN OR 1742/351
SUB OF SO PT OF SEC 12

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1299 GERBING RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0025-0020

BUILDING CHARACTERISTICS

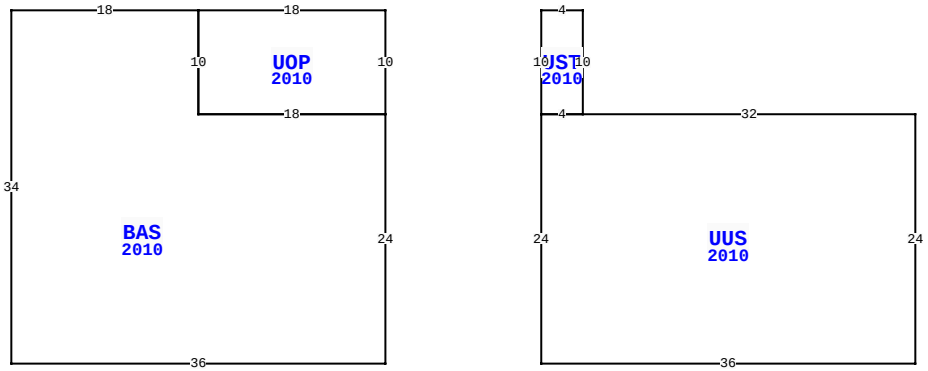
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,044	100	1,044	16,592
UOP	180	20	36	572
UST	40	45	18	286
UUS	864	50	432	6,865
TOTALS	2,128		1,530	24,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,530	54.0600	18.92	28,948	2010	2010	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 0 Heated Area: 1044 HX Base Yr



1299 GERBING RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		283,670
TOTAL MARKET OB/XF VALUE		80,895
TOTAL LAND VALUE - MARKET		966,000
TOTAL MARKET VALUE		1,330,565
SOH/AGL Deduction		1,023,204
ASSESSED VALUE		307,361
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		252,361
TOTAL JUST VALUE		1,330,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,320,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1742/0351	5/13/2011	WD	U	I	11	100
GRANTOR: LONG H VERNON JR & MA						
GRANTEE: LONG H VERNON JR &						
1738/1512	5/13/2011	WD	U	I	30	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: LONG H VERNON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W18 BAS=[YR=2010] W18 S34 E36 N24 W18 N10$ S10 E18 N10$ PTR=E15 UST=[YR=2010] E4 S10 UUS=[YR=2010] E32 S24 W36 N24 E4$ W4 N10$ W15$.

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
11	0810	CONCRETE A	0	100	41	8	328.00	SF	6.50	6.50	100	1980	1980	3	32.5	693	
12	0510	GARAGE WD-	0	100	18	18	324.00	SF	35.00	35.00	100	1985	1985	3	20	2,268	
13	0812	CONCRETE C	0	100	0	0	1,173.00	SF	4.00	4.00	100	1985	1985	3	47	2,205	
14	0858	SCULP CONC	0	100	0	0	1,495.00	SF	13.00	13.00	100	1985	1985	3	81	15,742	
15	0830	FLAGSTONE	0	100	0	0	72.00	SF	12.00	12.00	100	1985	1985	3	47	406	
16	0825	BRICK	0	100	0	0	279.00	SF	12.50	12.50	100	1985	1985	3	81	2,825	
17	0681	POLE SHED	0	100	11	11	121.00	SF	15.00	15.00	100	1990	1990	3	20	363	
18	0835	QUARY TILE	0	100	0	0	71.00	SF	10.00	10.00	100	1990	1990	3	59.5	422	
19	1076	TRELLIS A	0	100	13	13	169.00	SF	7.50	7.50	100	2000	2000	3	25	317	
20	0462	ST/AL FNC	0	100	0	0	1,311.00	SF	10.00	10.00	100	2004	2004	3	36	4,720	

TOTAL OB/XF 29,961

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2024 BY KBA Total Acres: 2.76 Total Land Value: 966,000 Market: 0 Agricultural: 0 Common: 966,000 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0025-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

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Tax Group: 8	Tax Dist:	
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ASSESSED VALUE		307,361
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		252,361
TOTAL JUST VALUE		1,330,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,320,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LONG H VERNON JR & MA						
GRANTEE: LONG H VERNON JR &						
1738/1512	5/13/2011	WD	U	I	30	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: LONG H VERNON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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
21	1128	BRICK 12"	0	100	0	0	360.00	SF	14.00	14.00	100	2004	2004	3	96	4,838	
22	1127	BRICK 8"	0	100	0	0	218.00	SF	11.00	11.00	100	2004	2004	3	96	2,302	
23	0825	BRICK	0	100	0	0	914.00	SF	12.50	12.50	100	2005	2005	3	96	10,968	
24	0825	BRICK	0	100	0	0	235.00	SF	12.50	12.50	100	2010	2010	3	98	2,879	
25	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2010	2010	3	91	3,369	

LAND DESCRIPTION

TOTAL OB/XF 24,356

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 2.76 Total Land Value: 966,000 Market: 0 Agricultural: 0 Common: 966,000 PRINTED 08/06/2024 BY SYS