PT OF LOT 1 IN OR 706/1992
BEING PARCEL "A" & PT OF
CLOSED R/W ABND BY RES IN

DAY CHARLES M & PEGGY ANN S
1231 GERBING ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0260-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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		1.5 100
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

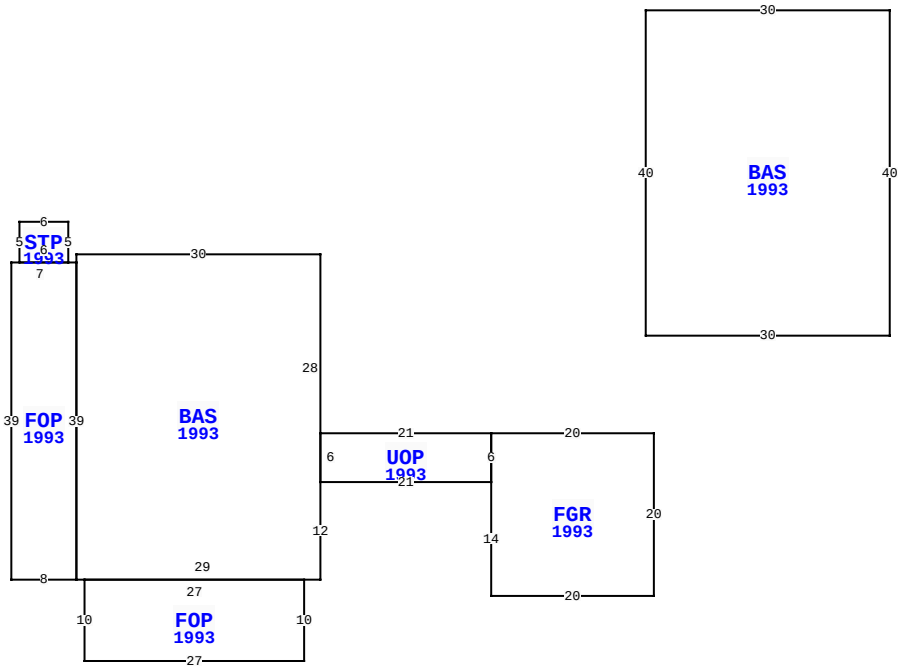
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	160,677
BAS	1,200	100	1993	1,200	160,677
FGR	400	55	1993	220	29,457
FOP	270	30	1993	81	10,846
FOP	312	30	1993	94	12,586
STP	30	10	1993	3	401
UOP	126	20	1993	25	3,347
TOTALS	3,538			2,823	377,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,823	102.4128	161.81	456,790	1923	2001	0	0	0	17.25	82.75

1 SFR CUST – 100% - 1995 Heated Area: 2400 HX Base Yr 1995



1231 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		377,994
TOTAL MARKET OB/XF VALUE		5,761
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		768,755
SOH/AGL Deduction		625,195
ASSESSED VALUE		143,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,838
TOTAL JUST VALUE		768,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310858	XFOB	800	01/01/2003
B0310859	XFOB	100	01/01/2003
5142	REMODEL	16,200	09/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0706/1992	6/15/1994	WD	U	I	09	260,000
GRANTOR: BROWN SUSAN JANE						
GRANTEE: DAY CHARLES M & PEG						
0647/0405	1/24/1992	WD	Q	I	06	40,000
GRANTOR: BROWN WILLIAM K						
GRANTEE: BROWN SUSAN JANE						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,842.00	SF	5.20	5.20	100	1950	1950	3	20	1,916	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1923	1923	3	20	350	
3	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	1950	1950	3	20	765	
4	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	1980	1980	3	20	1,344	
5	0855	CONC PAVER	0	100	0	0	403.00	SF	4.00	4.00	100	2006	2006	3	86	1,386	

BUILDING DIMENSIONS

```
BAS=[YR=1993;ORIG=0,0] W30 S1 S39 E1 E29 N12 N28 $
BAS=[YR=1993;ORIG=70,10] N40 W30 S40 E30 $
FGR=[YR=1993;ORIG=21,28] S14 E20 N20 W20 S6 $
FOP=[YR=1993;ORIG=-30,1] W1 W7 S39 E8 N39 $
FOP=[YR=1993;ORIG=-29,40] S10 E27 N10 W27 $
UOP=[YR=1993;ORIG=0,28] E21 N6 W21 S6 $
STP=[YR=1993;ORIG=-31,1] N5 W6 S5 E6 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 5,761

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	RES	100		RSF-	1132.00	185.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/30/2025 BY SYS