

PT OF LOT 1 (S-4 & S-1)
IN OR 1890/20 & 1639/628
ESMT OR 1239/374

EDWARDS DAVID W & ELLEN D
1267 GERBING RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0260-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

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	2,180	100	1996	2,180	391,810
BAS	915	100	2009	915	164,453
DCK	65	10	2005	6	1,079
FOP	78	30	2009	23	4,134
FOP	96	30	2013	29	5,212
FUS	1,368	100	1996	1,368	245,870
STR	65	10	2009	6	1,079
STR	80	10	2013	8	1,438
UEP	228	60	2009	137	24,623
UGR	528	45	1996	238	42,776
TOTALS	6,259			5,041	906,017

** This building has 12 Sub-Areas

1267 GERBING RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

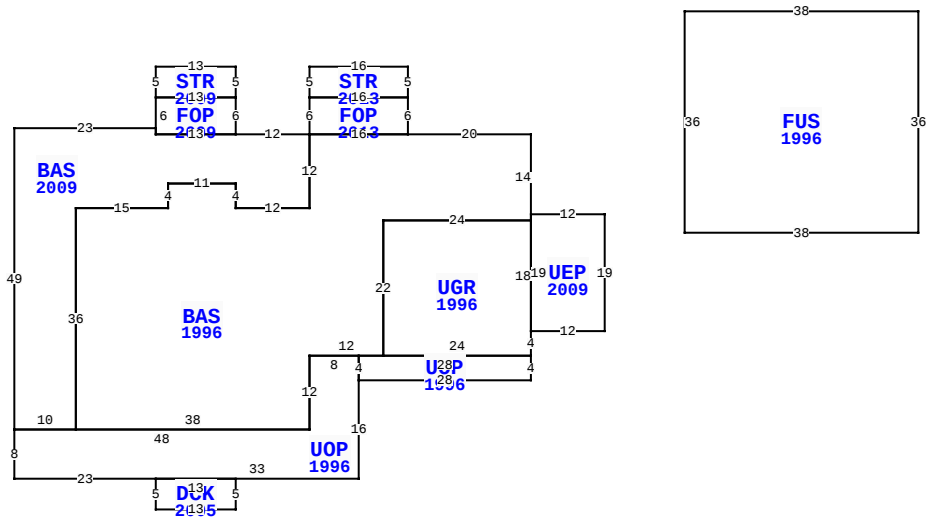
04/16/2025 MLU

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
1	0845	KOOL DECK	0	100	0	0	835.00	SF	7.25	7.25	100	1997	1997	3
2	0825	BRICK	0	100	0	0	381.00	SF	12.50	12.50	100	1996	1996	3
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1996	1996	3
5	0921	CWALL-CC P	0	100	0	0	324.00	LF	660.00	660.00	100	1936	1936	3
6	0861	POOL GUNIT	0	100	0	0	399.00	SF	85.00	85.00	100	1997	1997	3
7	0812	CONCRETE C	0	100	0	0	3,625.00	SF	4.00	4.00	100	2000	2000	3
8	1242	WD DECK A	0	100	0	0	348.00	SF	10.00	10.00	100	2000	2000	3
9	1242	WD DECK A	0	100	5	2	10.00	SF	10.00	10.00	100	1997	1997	3
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1996	1996	3

LAND DESCRIPTION														
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
1	000132	C	RES RIVER	100		RSF	1210.00	200.00	210.00	FF		1.00	1.00	1.00
2	000132	C	RES RIVER	100		RSF	1108.00	350.00	108.00	FF		1.00	1.00	1.00

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 1997 Heated Area: 4463 HX Base Yr 1997



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Dist:		
BUILDING MARKET VALUE		906,017
TOTAL MARKET OB/XF VALUE		106,144
TOTAL LAND VALUE - MARKET		2,544,000
TOTAL MARKET VALUE		3,556,161
SOH/AGL Deduction		2,208,184
ASSESSED VALUE		1,347,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,297,255
TOTAL JUST VALUE		3,556,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,880,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22118	REMODEL	22,181	12/01/2008
E14156	ELEC OTHER	1,500	02/01/2005
M09123	MECH OTHER	0	02/01/2005
R046792	REPAIR/RRF	3,200	10/01/2004
B9703816	SWIM POOL	15,500	04/01/1997
B9502449	NEW CONSTR	200,000	12/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1890/0020	11/15/2013	WD U	I	11	
GRANTOR: EDWARDS SARA M & JOEL					
GRANTEE: EDWARDS DAVID W & E					
0772/0733	9/30/1996	WD Q	V	01	
GRANTOR: EDWARDS T JOEL & SARA					
GRANTEE: EDWARDS DAVID W & E					

BUILDING NOTES

BAS=[YR=1996] W20 FOP=[YR=2013] N6 STR=[YR=2013] N5 W16 S5 E16\$ W16 S6 E16\$ W16 BAS=[YR=2009] W12 FOP=[YR=2009] N6 STR=[YR=2009] N5 W13 S5 E13\$ W13 S6 E13\$ W13 N1 W23 S49 UOP=[YR=1996] S8 E23 DCK=[YR=2005] S5 E13 N5 W13\$ E33 N16 UOP=[YR=1996] E28 N4 UGR=[YR=1996] N4 UEP=[YR=2009] E12 N19 W12 S19\$ N18 W24 S22 E24\$ W28 S4\$ N4 W8 S12 W48\$ E10 N36E15 N4 E11 S4 E12 N12\$ S12 W12N4 W11 S4 W15 S36 E38 N12 E12 N22 E24 N14\$ PTR= E25N20 FUS=[YR=1996] S36 E38 N36 W38\$ S20 W25\$.

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