PT OF LOTS 16,18 IN
OR 783/1876 & PT OF CLOSED R/W
ABND BY RES IN OR 880/1308 &

MANNING MARK V
1342 GERBING RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0016-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

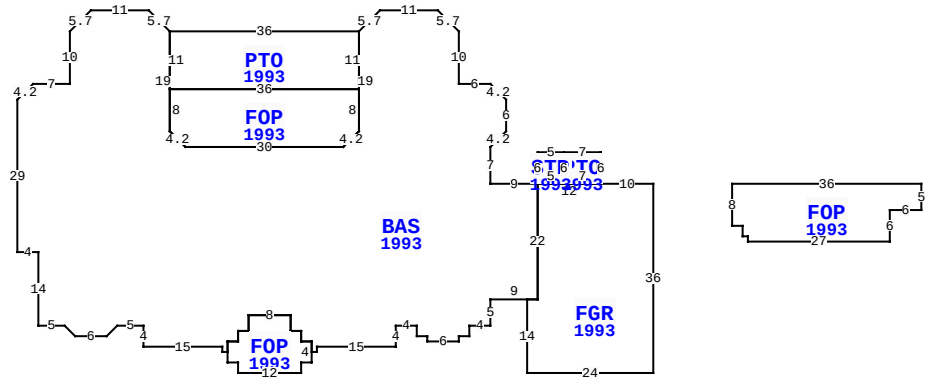
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,554	100	1993	4,554	911,579
FGR	820	55	1993	451	90,277
FOP	136	30	1993	41	8,207
FOP	353	30	1993	106	21,218
FOP	387	30	1993	116	23,220
PTO	42	5	1993	2	400
PTO	396	5	1993	20	4,004
STP	30	10	1993	3	601
TOTALS	6,718			5,293	1,059,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,293	149.4882	236.19	1,250,154	1991	1991	0	0	0	15.25	84.75

1 SFR CUST – 100% - 1998 Heated Area: 4554 HX Base Yr 1998



1342 GERBING RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,059,506
TOTAL MARKET OB/XF VALUE		124,416
TOTAL LAND VALUE - MARKET		1,821,600
TOTAL MARKET VALUE		3,005,522
SOH/AGL Deduction		1,810,340
ASSESSED VALUE		1,195,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,144,460
TOTAL JUST VALUE		3,005,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,826,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006758	SWIM POOL	37,808	01/01/2000
6570	NEW CONSTR	434,050	06/28/1990
6426	DEMOLITION	0	04/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/1420	6/25/2019	QC	U	I	11	100
GRANTOR: MANNING DIXIE F						
GRANTEE: MANNING MARK V						
0783/1876	2/03/1997	WD	Q	I		820,000
GRANTOR: ROWLAND MARSHALL W &						
GRANTEE: MANNING MARK V & DI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 PTO=[YR=1993] N6W7 STP=[YR=1993] W5 S6E5N6$S6E7$W12 BAS=[YR=1993] W9N7 R3 U3 N6 L3 U3 W6 N10 L4 U4 W11 D4 L4 PTO=[YR=1993] W36 S11FOP=[YR=1993] S8 R3 D3 E30 U3 R3 N8W36$ E36N11 $ S19 L3 D3 W30 U3 L3 N19 L4 U4 W11 D4 L4 S10 W7 D3 L3 S29 E4S14E5 D2 R2 E6 U2 R2 E5S4E15 S1E1 FOP=[YR=1993] S2 E2S2 E12N2E2N4W2N2W2N3W8S3W2S2 W2S2$N2 E2N2E2N3E8S3E2S2E2S2E1 N1E15N4E4S2 E2S1E6N1E2N2E4N5E9 N22$ S22W2 S14 E24 N36$PTR=E15 FOP=[YR=1993] E36S5W6 S6 W27 N1W1N2 W2N8 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0812	CONCRETE C	0	100	0	0	5,175.00	SF	4.00	4.00	100	1991	1991	3	59.5	12,317	
3	0300	BOAT DCK W	0	100	0	0	830.00	SF	40.00	40.00	100	1991	1991	3	20	6,640	
4	0350	CARPORT WD	0	100	13	27	351.00	SF	9.36	9.36	100	1991	1991	3	20	657	
5	0921	CWALL-CC P	0	100	0	0	196.00	LF	660.00	660.00	100	1991	1991	3	59.5	76,969	
6	0921	CWALL-CC P	0	100	0	0	35.00	LF	660.00	660.00	100	1960	1960	3	20	4,620	
7	0861	POOL GUNIT	0	100	0	0	784.00	SF	85.00	85.00	100	2000	2000	3	23	15,327	
8	0845	KOOL DECK	0	100	0	0	868.00	SF	7.25	7.25	100	2000	2000	3	77	4,846	
9	0845	KOOL DECK	0	100	0	0	301.00	SF	7.25	7.25	100	2000	2000	3	77	1,680	

LAND DESCRIPTION

TOTAL OB/XF 124,416

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	000132	C	RES RIVER	100		RSF-	1200.00	329.00	198.00	FF		1.00	1.00	1.15	8,000.00	9,200.00	1,821,600							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,821,600 Market: 0 Agricultural: 0 Common: 1,821,600 PRINTED 07/30/2025 BY SYS