PT OF LOT 25
IN OR 567/479
SUB OF SO PT SEC 12 DB 39/292

MIDDLETON RICHARD L & JOYCE A
PO BOX 15895
FERNANDINA BEACH, FL 32035-3115

2025

00-00-30-0760-0025-0010

NASSAU COUNTY PROPERTY

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 Floo	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

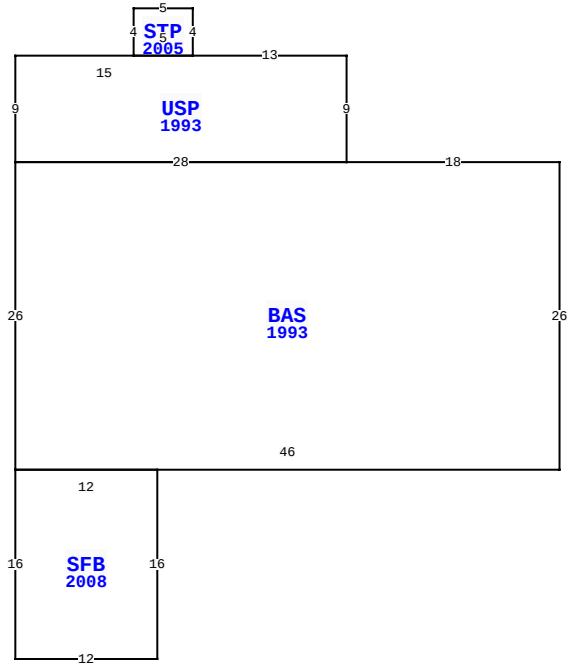
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	94,221
SFB	192	80	2008	154	12,132
STP	20	10	2005	2	158
USP	252	30	1993	76	5,987
TOTALS	1,660			1,428	112,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	101.0000	101.00	144,228	1930	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1350 HX Base Yr 1990



1285 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		112,498
TOTAL MARKET OB/XF VALUE		2,647
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		465,145
SOH/AGL Deduction		397,939
ASSESSED VALUE		67,206
TOTAL EXEMPTION VALUE	HX HB	42,206
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		465,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,249

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	Q U /	V I /	RSN CD	SALE PRICE
0567/0479	4/11/1989	WD	Q	I		40,000

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$.

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	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	54.5	531	
5	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	2007	2007	3	27	130	

LAND DESCRIPTION

TOTAL OB/XF 2,647

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-	1120.00	266.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS