PT OF LOTS 26 & 27 (S-1)
IN OR 1620/1
SUB OF SO PT OF SEC 12

GERBING ROAD GROUP LLC
4734 OLIVER LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0027-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

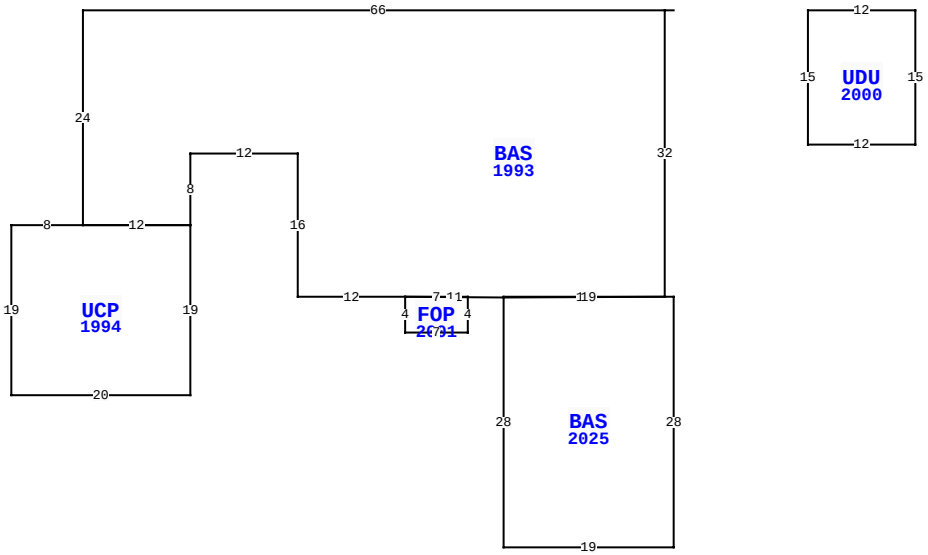
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1993	1,793	123,020
BAS	532	100	2025	532	36,501
FOP	28	30	2001	8	549
UCP	380	20	1994	76	5,214
UDU	180	55	2000	99	6,793
TOTALS	2,913			2,508	172,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	95.9616	95.96	240,668	1962	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 2325 HX Base Yr



1353 GERBING RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	172,078
TOTAL MARKET OB/XF VALUE	7,531
TOTAL LAND VALUE - MARKET	630,000
TOTAL MARKET VALUE	809,609
SOH/AGL Deduction	306,322
ASSESSED VALUE	503,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,287
TOTAL JUST VALUE	809,609
NCON VALUE	34,870
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006146	485 SF ADD	81,174	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/0001	5/19/2009	WD	Q	I	01	385,000
GRANTOR: DICKSON RICHARD A & J						
GRANTEE: GERBING ROAD GROUP						
0944/1006	8/11/2000	WD	Q	I		165,000
GRANTOR: BRADDOCK RITA D						
GRANTEE: DICKSON RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W66 S24 E12 N8 E12 S16 E12 D0.1R11 U0.1R18 N32 $
UCP=[YR=1994;ORIG=-66,24] W8 S19 E20 N19 W12 $
UDU=[YR=2000;ORIG=15,0] E12 S15 W12 N15 $
FOP=[YR=2001;ORIG=-30,32] S4 E7 N4 W7 $
PTR=[ORIG=0,0] E15 W15 $
BAS=[YR=2025;ORIG=-19,32] E19 S28 W19 N28 $
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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	0810	CONCRETE A	0	0	0	0	193.00	SF	6.50	6.50	100	1962	1962	3	20	251	
4	0855	CONC PAVER	0	0	28	26	728.00	SF	10.00	10.00	100	2025	2024		100	7,280	

LAND DESCRIPTION

TOTAL OB/XF 7,531

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	0		RSF-1	0.00	0.00	1.80	AC		1.00	1.00	1.00	350,000.00	350,000.00	630,000							

REVIEW DATE 04/10/2024 BY HS Total Acres: 1.80 Total Land Value: 630,000 Market: 0 Agricultural: 0 Common: 630,000 PRINTED 07/30/2025 BY SYS