PT LOT 28
IN OR 2700/995
SUB SO PT SEC 12 DB 39/292

EDWARDS DAVID W
1267 GERBING RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0028-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

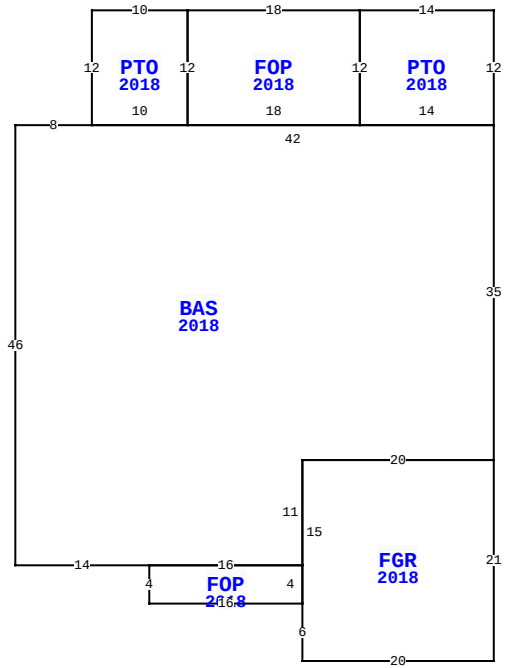
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,080	100	2018	2,080	368,974
FGR	420	55	2018	231	40,977
FOP	64	30	2018	19	3,371
FOP	216	30	2018	65	11,530
PTO	120	5	2018	6	1,065
PTO	168	5	2018	8	1,420
TOTALS	3,068			2,409	427,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,409	115.1500	181.94	438,293	2018	2018	0	0	0	2.50	97.50

2 SFR CUST – 0% - 0 Heated Area: 2080 HX Base Yr



BLD DATE	11/06/2007 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

4733 TANAGER LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	427,336
TOTAL MARKET OB/XF VALUE	9,201
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	786,537
SOH/AGL Deduction	188,265
ASSESSED VALUE	598,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	598,272
TOTAL JUST VALUE	786,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	766,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802987	CO ISSUED	0	03/22/2018
B1707562	NEW CONSTR	262,311	08/22/2017
17001547	DEMOLITION	1,500	02/27/2017
7201	REMODEL	2,468	05/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/995	3/18/2024	QC	U	I	11	100
GRANTOR: LUCAS SAVANNA LEE EDW						
GRANTEE: EDWARDS DAVID W						
2691/1017	1/29/2024	QC	U	I	11	100
GRANTOR: EDWARDS DAVID W						
GRANTEE: LUCAS SAVANNA LEE E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W14 FOP=[YR=2018] W18 PTO=[YR=2018] W10 S12 BAS=[YR=2018] W8 S46 E14 FOP=[YR=2018] S4 E16 FGR=[YR=2018] S6 E20 N21 W20 S15$ N4 W16$ E16 N11 E20 N35 W42$ E10 N12$ S12 E18 N12$ S12 E14 N12$.

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	0855	CONC PAVER	0	0	0	0	1,064.00	SF	7.00	7.00	100	2018	2018	3	97	7,225	
2	0855	CONC PAVER	0	0	0	0	75.00	SF	7.00	7.00	100	2018	2018	3	97	509	
3	0855	CONC PAVER	0	0	0	0	216.00	SF	7.00	7.00	100	2018	2018	3	97	1,467	

LAND DESCRIPTION

TOTAL OB/XF 9,201

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	1.00	UT		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