LOT 4
MIRAMAR BEACH PB 2/61

MANNING MARK V
1342 GERBING RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1350 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,425,000
SOH/AGL Deduction	63,750
ASSESSED VALUE	1,361,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,361,250
TOTAL JUST VALUE	1,425,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,237,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182817	DEMOLITION	12,500	08/13/2018
20080797	H/AC	3,250	05/09/2008
5493	SIDING	6,200	07/26/1989
5372	INTERIOR REPAIRS	35,000	05/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2423/1051	1/07/2021	QC	U	V	11	100
GRANTOR: MANNING DIXIE F						
GRANTEE: MANNING MARK V						
2284/1416	6/26/2019	QC	U	V	11	100
GRANTOR: MANNING MARK V & DIXI						
GRANTEE: MANNING DIXIE F						

BUILDING NOTES

BUILDING DIMENSIONS

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS