

SAND HILL WET DECK LLC
1267 GERBING RD
FERNANDINA BEACH, FL 32034

43-3N-26-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structure

10

STEEL FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

07

NONE 100

Interior Floor

03

CONC FINSH 100

Air Condition

01

NONE 100

Heating Type

01

NONE 100

Bedrooms

0

100

Bathrooms

0

100

Frame

05

STEEL 100

Quality

04

Quality Level 04

DOR CODE

9900

NO AG ACREAGE

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

4,640

100

2024

4,640

68,981

PTO

1,200

5

2024

60

892

TOTALS

5,840

4,700

69,873

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

07/10/2020

BY

KBA

Total Acres:

39.81

Total Land Value:

169,192

Market:

0

Agricultural:

0

Common:

169,192

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

8600

04

4,700

58.3440

15.17

71,299

2023

2023

0

0

2.00

98.00

1

BARNs - 0% - 2024

Heated Area: 4640

HX Base Yr

BAS
2024

PTO
2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

69,873

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

169,192

TOTAL MARKET VALUE

239,065

SOH/AGL Deduction

0

ASSESSED VALUE

239,065

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

239,065

TOTAL JUST VALUE

239,065

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

223,724

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V CD

RSN

SALE PRICE

2289/1555

7/11/2019

QC

U

V

11

17,100

GRANTOR: NASSAU COUNTY BOARD O

GRANTEE: SAND HILL WET DECK

1889/1996

11/15/2013

WD

Q

V

02

375,000

GRANTOR: SANDHILL RECYCLE CENT

GRANTEE: SAND HILL WET DECK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,0] E116 S40 W5 W50 W61 N40 \$
PTO=[YR=2024;ORIG=81,40] E50 S24 W50 N24 \$