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

**2026**

**00-00-30-0760-0028-0020**

## BUILDING CHARACTERISTICS

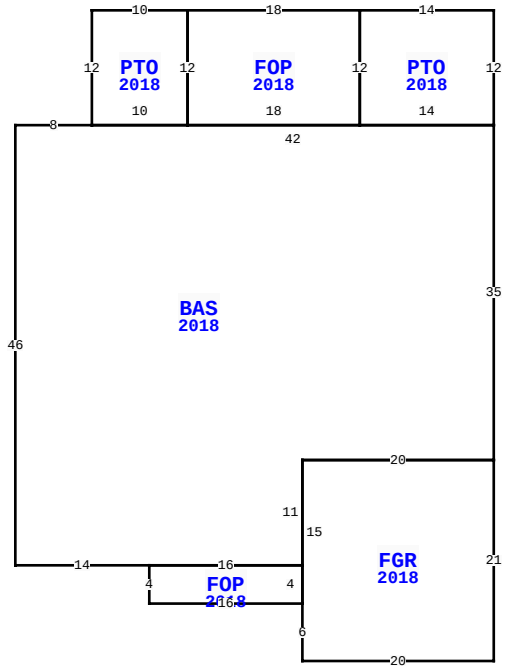
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 385,664 |
| FGR | 420 | 55 | 2018 | 231 | 42,831 |
| FOP | 64 | 30 | 2018 | 19 | 3,523 |
| FOP | 216 | 30 | 2018 | 65 | 12,052 |
| PTO | 120 | 5 | 2018 | 6 | 1,113 |
| PTO | 168 | 5 | 2018 | 8 | 1,483 |
| TOTALS | 3,068 | | | 2,409 | 446,666 |

## 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 | 191.15 | 460,480 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

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




4733 TANAGER LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 11/06/2007 KK | 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 | 446,666 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 796,666 |
| SOH/AGL Deduction | 138,567 |
| ASSESSED VALUE | 658,099 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 658,099 |
| TOTAL JUST VALUE | 796,666 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 786,537 |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 07/09/2026 BY SYS