

PT OF SW1/4 OF NW1/4 LYING
WEST OF R/W OF SEC 28-4N-25E &
S1/2 OF NE1/4 OF SEC 29-4N-25E

HEART PINE FARM LLC
1267 GERBING ROAD
FERNANDINA BEACH, FL 32034

2026

29-4N-25-0000-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 80			
Exterior Wall	11	BD/BTN AVG 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	5501	TIMBER 2-2 SI 80-89			
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	2,577	100	2023	2,577	453,008
FGR	588	55	2023	323	56,780
FOP	336	30	2023	101	17,755
FSP	569	40	2023	228	40,080
TOTALS	4,070			3,229	567,623

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,229	106.5360	176.85	571,049	2023	2023	0	0	0	0.60	99.40
2 SFR CUST		0% - 2024			Heated Area: 2577			HX Base Yr				
Diagram showing building footprints and lot dimensions: Lot dimensions: 24 (top), 35 (left), 33 (top-right), 14 (top-right), 44 (right), 6 (bottom-right), 14 (bottom-right), 41 (bottom), 12 (bottom-left), 12 (bottom-left), 25 (left), 24 (top-left), 16 (left), 7 (left), 34 (bottom), 7 (bottom), 7 (bottom), 6 (bottom), 14 (bottom), 41 (bottom), 12 (bottom-left), 12 (bottom-left), 25 (left), 24 (top-left), 16 (left), 7 (left), 34 (bottom), 7 (bottom), 7 (bottom), 6 (bottom), 14 (bottom), 41 (bottom), 12 (bottom-left), 12 (bottom-left), 25 (left), 24 (top-left), 16 (left), 7 (left), 34 (bottom), 7 (bottom), 7 (bottom), 6 (bottom), 14 (bottom), 41 (bottom), 12 (bottom-left), 12 (bottom-left), 25 (left), 24 (top-left), 16 (left), 7 (left), 34 (bottom), 7 (bottom), 7 (bottom), 6 (bottom), 14 (bottom), 41 (bottom), 12 (bottom-left), 12 (bottom-left), 25 (left), 24 (top-left), 16 (left), 7 (left), 34 (bottom), 7 (bottom), 7 (bottom), 6 (bottom), 14 (bottom), 41 (bottom), 12 (bottom-left), 12 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