

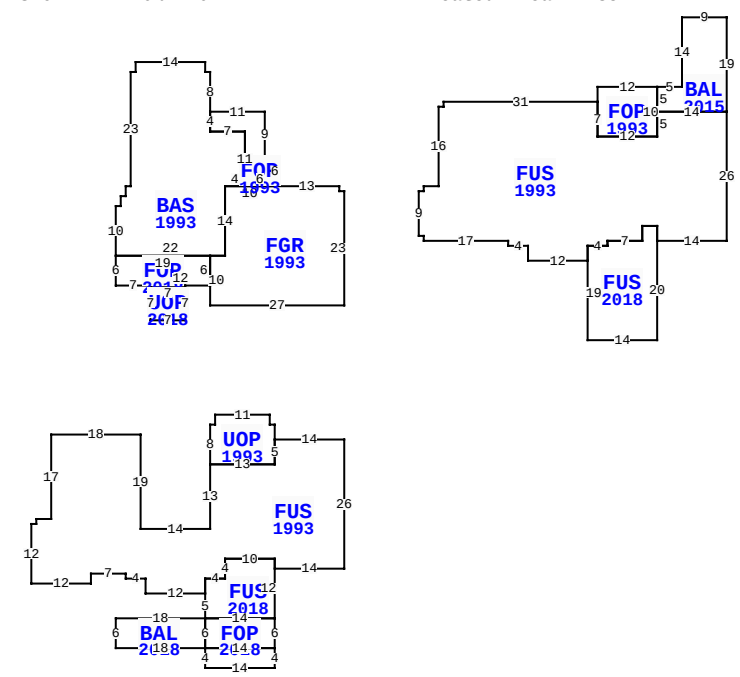
LOT 5
IN OR 1865/1891
OCEAN DUNES PB 4/54

SONNENBERG STEVEN A & KAREN S
3430 W BDE MAKKA SKA PKWY
MINNEAPOLIS, MN 55416

2023

00-00-30-0450-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		0900	01	4,732	123.5261	146.69	694,137	1993	2010	0	0	0	6.00	94.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0										Heated Area: 4185										HX Base Yr									
Roof Cover		11	SLATE 100												Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										652,489									
Interior Floo		14	CARPET 70												TOTAL MARKET OB/XF VALUE										85,876									
Interior Floo		11	CLAY TILE 30												TOTAL LAND VALUE - MARKET										1,402,500									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										2,140,865									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										0									
Bedrooms			4 100												ASSESSED VALUE										2,140,865									
Bathrooms			5 100												TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										2,140,865									
Stories		3.	3. 100												TOTAL JUST VALUE										2,140,865									
Units		00	0 100		NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE										0																			
					PREVIOUS YEAR MKT VALUE										2,217,888																			
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		03																													
NEIGHBORHOOD/LOC		1053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	196	15	29	3,999																														
BAL	164	15	25	3,447																														
BAS	775	100	775	106,864																														
FGR	605	55	333	45,917																														
FOP	100	30	30	4,137																														
FOP	120	30	36	4,964																														
FOP	84	30	25	3,447																														
FOP	114	30	34	4,688																														
FUS	1,373	100	1,373	189,321																														
FUS	1,600	100	1,600	220,622																														
TOTALS	5,743		4,732	652,489																														
EXTRA FEATURES					4434 S FLETCHER AVE, FERNANDINA BEACH																													
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																			
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT 2,000.00	2,000.00	100	1993	1993	3	76	1,520																			
2	0825	BRICK	0	0	0	0	1,854.00	SF 12.50	12.50	100	2002	2002	3	95	22,016																			
3	0416	DUNEWALKS	0	0	0	0	1,380.00	SF 30.00	30.00	100	2005	2005	3	27	11,178																			
5	0810	CONCRETE A	0	0	0	0	92.00	SF 6.50	6.50	100	1993	1993	3	68	407																			
6	0861	POOL GUNIT	0	0	36	15	540.00	SF 85.00	85.00	100	1994	1994	3	20	9,180																			
7	0845	KOOL DECK	0	0	0	0	1,245.00	SF 7.25	7.25	100	1994	1994	3	70	6,318																			
8	0475	VF 4 SBPL	0	0	139	0	139.00	LF 14.00	14.00	100	2005	2005	3	69	1,343																			
9	0469	VF LATTIC	0	0	139	0	139.00	SF 5.50	5.50	100	2005	2005	3	69	528																			
10	0471	VINYL FNC	0	0	0	0	3.00	LF 32.00	32.00	100	2005	2005	3	69	66																			
11	0961	H-SHUTTERS	0	0	0	0	17.00	UT 2,000.00	2,000.00	100	2009	2009	3	98	33,320																			
LAND DESCRIPTION					TOTAL OB/XF										85,876																			
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	SFR OCN FT	0		RS-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,402,500																	