

LOT 219
IN OR 1513/614 & 1509/364
GA FDNA BEACH SEC 2 UNR

FERBER GEORGE A & JO ANN B
4058 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0219-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	826	100	826	96,153
HXB	40	100	40	4,657
HXB	1,200	100	1,200	139,690
HXG	334	55	184	21,419
HXP	180	30	54	6,286
HXY	180	15	27	3,143

TOTALS	2,760		2,331	271,348
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	41	22			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00

REVIEW DATE	04/11/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,331	112.7000	134.39	313,263	1980	1995	0	0	0 13.38	86.62
1 DUPLEX - 0% - 0											
Heated Area: 2066 HX Base Yr											

TOTAL OB/XF											
345 N FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
3,635											

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	271,348		
TOTAL MARKET OB/XF VALUE	3,635		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	524,983		
SOH/AGL Deduction	98,327		
ASSESSED VALUE	426,656		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	426,656		
TOTAL JUST VALUE	524,983		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	475,544		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091188	REMODEL	100	09/03/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1513/0614	7/18/2007	WD	U	I	01	100	
GRANTOR: FERBER GEORGE A							
GRANTEE: FERBER GEORGE A & J							
1509/0364	6/29/2007	WD	U	I	01	100	
GRANTOR: FERBER JO ANN B							
GRANTEE: FERBER JO ANN B & G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W30 S40 HXP=[YR=1993] S6E30 N6W30\$ E13 HXG=[YR=1993] E12 HXB=[YR=1993] E5 N8 W5 S8 \$ N8 E5 N14 W17 S22 \$ N22 E17 N18 \$ PTR= E15 HXB=[YR=1993] E30 S40 HXY=[YR=1993] S6W30N6E30\$ W30 N40 \$ W15 \$.									