

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

2024

00-00-30-0450-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
Occupancy	00	NONE 100

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	4,187
BAL	164	15	25	3,609
BAS	775	100	775	111,890
FGR	605	55	333	48,077
FOP	100	30	30	4,331
FOP	120	30	36	5,198
FOP	84	30	25	3,609
FOP	114	30	34	4,909
FUS	1,373	100	1,373	198,225
FUS	1,600	100	1,600	230,997
TOTALS	5,743		4,732	683,175

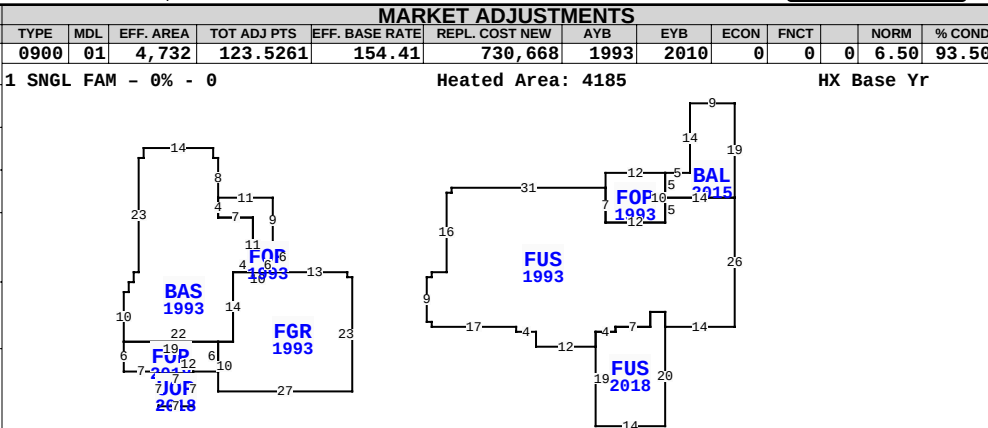
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
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	24	9,936	
4	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100	1993	1993	3	66	395	
5	0861	POOL GUNIT	0	0	36	15	540.00	SF	85.00	85.00	100	1994	1994	3	20	9,180	
6	0845	KOOL DECK	0	0	0	0	1,245.00	SF	7.25	7.25	100	1994	1994	3	68	6,138	
7	0475	VF 4 SBPL	0	0	139	0	139.00	LF	14.00	14.00	100	2005	2005	3	66	1,284	
8	0469	VF LATTIC	0	0	139	0	139.00	SF	5.50	5.50	100	2005	2005	3	66	505	
9	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	66	594	
10	0961	H-SHUTTERS	0	0	0	0	17.00	UT	2,000.00	2,000.00	100	2009	2009	3	97	32,980	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,402,500							

REVIEW DATE 05/12/2019 BY KBA



** This building has 14 Sub-Areas	
BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

4434 S FLETCHER AVE, FERNANDINA BEACH											INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480							
1,854.00	SF	12.50	12.50	100	2002	2002	3	95	22,016							
1,380.00	SF	30.00	30.00	100	2005	2005	3	24	9,936							
92.00	SF	6.50	6.50	100	1993	1993	3	66	395							
540.00	SF	85.00	85.00	100	1994	1994	3	20	9,180							
1,245.00	SF	7.25	7.25	100	1994	1994	3	68	6,138							
139.00	LF	14.00	14.00	100	2005	2005	3	66	1,284							
139.00	SF	5.50	5.50	100	2005	2005	3	66	505							
3.00	UT	300.00	300.00	100	2005	2005	3	66	594							
17.00	UT	2,000.00	2,000.00	100	2009	2009	3	97	32,980							

TOTAL OB/XF													84,508		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
RSF-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,				

Total Acres: 0.00 Total Land Value: 1,402,500 Market: 0 Agricultural: 0 Common: 1,402,500

NASSAU COUNTY PROPERTY				PAGE 1 of 2	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		683,175			
TOTAL MARKET OB/XF VALUE		94,708			
TOTAL LAND VALUE - MARKET		1,402,500			
TOTAL MARKET VALUE		2,180,383			
SOH/AGL Deduction		0			
ASSESSED VALUE		2,180,383			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		2,180,383			
TOTAL JUST VALUE		2,180,383			
NCON VALUE		10,200			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,140,865			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002698	INSTALL ELEVATOR	65,000	02/23/2023
B1711238	ADDITION	34,783	12/18/2017
B1530299	REMODEL	150,000	04/01/2015
B23553	REPAIR/RRF	14,000	05/01/2010
B22063	XFOB	67,447	11/01/2008
B9401247	SWIM POOL	16,493	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1865/1891	7/02/2013	WD	Q	I	01	1,520,000
GRANTOR: KINZEL OTTO III & JEA						
GRANTEE: SONNENBERG STEVEN A						
1147/0228	6/20/2003	WD	Q	I		1,700,000
GRANTOR: POLAK DONALD J						
GRANTEE: KINZEL OTTO III & J						

BUILDING NOTES						

BUILDING DIMENSIONS						
FGR=[YR=1993] W1 N1 W13 FOP=[YR=1993] N6 W2 N9 W11						
BAS=[YR=1993] N8 W1 N2 W14 S2 W1 S23 W1 S2 W1 S2 W1 S10						
FOP=[YR=2018] S6 E7 UOP=[YR=2018] S7 E7 N7 W7\$ E12 N6 W19\$						
E22 N14 E4 N11 W7 N4\$ S4 E7 S11 E6\$ W10 S14 W3 S10 E27 N23\$						
PTR= E15 FUS=[YR=1993] E1 N1 E3 N16 E1 N1 E31 FOP=[YR=1993]						
N3 E12 BAL=[YR=2015] E5N14 E9 S19 W14 N5\$ S10 W12 N7\$S7 E12						
N5 E14 S26 W14 FUS=[YR=2018] S20 W14 N19 E4 N1 E7 N3 E3 S3\$N3						
W3 S3W7 S1 W4 S3 W12 N3W4 N1 W17 N1 W1 N9 \$ W15 \$ PTR=S50						
FUS=[YR=1993] W14 UOP=[YR=1993] N3 W1 N2W11 S2 W1 S8 E13 N5						
\$ S5 W13 S13 W14 N19 W18 S17 W3 S1 W1 S12 E12 N2 E7 S1 E4 S3						
E12 FUS=[YR=2018] S5 BAL=[YR=2018] W18 S6 E18 S4 E14 N4						
FOP=[YR=2018] N6 W14 S6 E14\$ W14 N6\$ E14 N12 W10 S4 W4 S3\$ N3						

AND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
402,500													

PRINTED 08/06/2024 BY SYS

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