

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

2024

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	100,215
HXB	40	100	40	4,853
HXB	1,200	100	1,200	145,591
HXG	334	55	184	22,324
HXP	180	30	54	6,552
HXY	180	15	27	3,276

TOTALS	2,760		2,331	282,810
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	41	22			902.00	SF	6.50

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

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	140.88	328,391	1980	1995	0	0	0 13.88	86.12
1 DUPLEX - 0% - 0											
Heated Area: 2066											
HX Base Yr											

345 N FLETCHER AVE U&D, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/20/2024 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		282,810	
TOTAL MARKET OB/XF VALUE		3,488	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		551,298	
SOH/AGL Deduction		81,976	
ASSESSED VALUE		469,322	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		469,322	
TOTAL JUST VALUE		551,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,983	

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 \$.											