LOT 231
PT OR 1509/383 & PT 1509/385
GA FDNA BEACH #2 UNR

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

**2024**

**00-00-31-134B-0231-0000**

## BUILDING CHARACTERISTICS

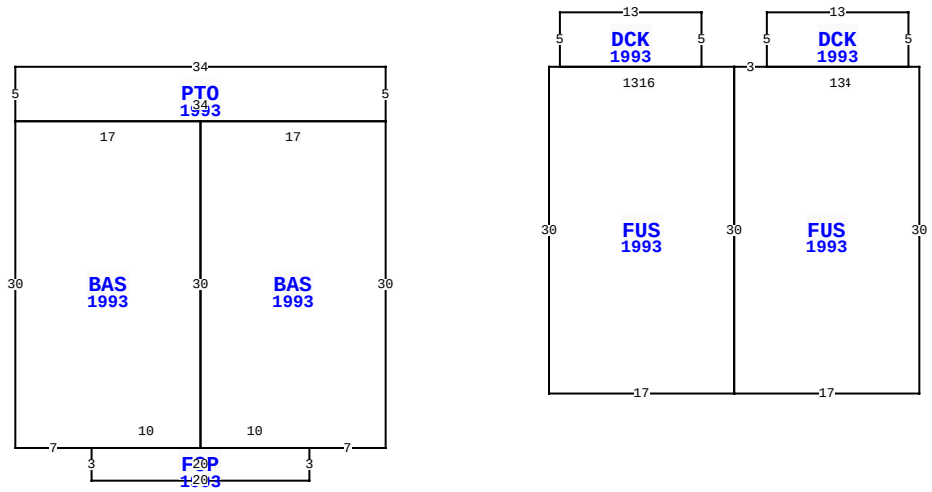
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 04 | REIN CONC 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 |
| NEIGHBORHOOD/LOC | 1041.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 510 | 100 | 510 | 55,872 |
| BAS | 510 | 100 | 510 | 55,872 |
| DCK | 65 | 10 | 6 | 657 |
| DCK | 65 | 10 | 6 | 657 |
| FOP | 60 | 30 | 18 | 1,972 |
| FUS | 510 | 100 | 510 | 55,872 |
| FUS | 510 | 100 | 510 | 55,872 |
| PTO | 170 | 5 | 8 | 877 |
| TOTALS | 2,400 | | 2,078 | 227,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,078 | 104.9580 | 131.20 | 272,634 | 1983 | 1990 | 0 | 0 | 0 | 16.50 | 83.50 |

1 DUPLEX – 0% - 0 Heated Area: 2040 HX Base Yr




344 TARPON AVE 1&2, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 227,649 |
| TOTAL MARKET OB/XF VALUE | 3,731 |
| TOTAL LAND VALUE - MARKET | 265,000 |
| TOTAL MARKET VALUE | 496,380 |
| SOH/AGL Deduction | 109,874 |
| ASSESSED VALUE | 386,506 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 386,506 |
| TOTAL JUST VALUE | 496,380 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 472,473 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20011906 | REBUILD HANDRAIL | 1,000 | 08/22/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1509/0385 | 6/29/2007 | WD | U | I | 01 | 100 |
| GRANTOR: FERBER JO ANN B | | | | | | |
| GRANTEE: FERBER JO ANN B & G | | | | | | |
| 1509/0383 | 6/29/2007 | WD | U | I | 01 | 100 |
| GRANTOR: FERBER GEORGE A | | | | | | |
| GRANTEE: FERBER GEORGE A & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1993] W34 S5 BAS=[YR=1993] S30 E7 FOP=[YR=1993] S3 E20 N3 BAS=[YR=1993] E7 N30 W17 S30 E10 $ W20 $ E10 N30 W17 $ E34 N5 $ PTR= E15 FUS=[YR=1993] E1 DCK=[YR=1993] N5 E13 S5 W13 $ E16 FUS=[YR=1993] E3 DCK=[YR=1993] N5 E13 S5 W13 $ E14 S30 W17 N30 $ S30 W17 N30 $ W15 $ .

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 0 | 34 | 38 | 1,292.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 41 | 3,443 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 18 | 6 | 108.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 41 | 288 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,731

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000800 | C | MULTI-FAM | 0 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 5,300.00 | 5,300.00 | 265,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS