LOT 232 & 233
IN OR 1509/377 & OR 1509/379
GA FDNA BEACH # 2 UNR

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

2024

00-00-31-134B-0232-0000

BUILDING CHARACTERISTICS

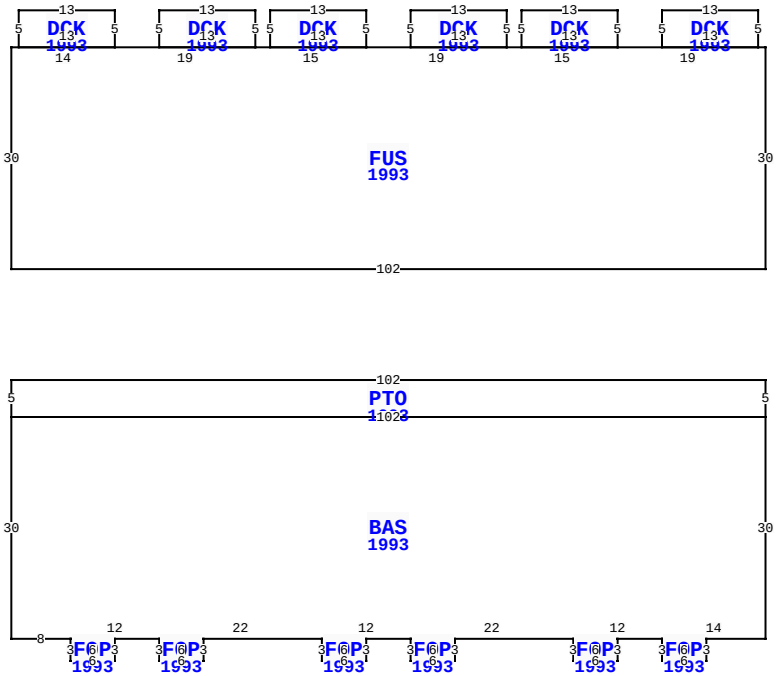
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		12 100
Bathrooms		9 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		6 100
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	3,060	100	3,060	311,952
DCK	65	10	6	612
DCK	65	10	6	612
DCK	65	10	6	612
DCK	65	10	6	612
DCK	65	10	6	612
DCK	65	10	6	612
FOP	18	30	5	509
FOP	18	30	5	509
FOP	18	30	5	509
TOTALS	7,128		6,212	633,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	6,212	101.7450	122.09	758,423	1982	1990	0	0	0	16.50	83.50

1 QUAD PLEX – 0% - 0 Heated Area: 6120 HX Base Yr



** This building has 15 Sub-Areas

348 TARPON AVE 1-6, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	633,283
TOTAL MARKET OB/XF VALUE	6,053
TOTAL LAND VALUE - MARKET	563,125
TOTAL MARKET VALUE	1,202,461
SOH/AGL Deduction	324,610
ASSESSED VALUE	877,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	877,851
TOTAL JUST VALUE	1,202,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,127,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011907	REBUILD HANDRAIL	2,000	08/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1509/0379	6/29/2007	WD	U	I	01	100
GRANTOR: FERBER JO ANN B						
GRANTEE: FERBER JO ANN B & G						
1509/0377	6/29/2007	WD	U	I	06	100
GRANTOR: FERBER GEORGE A						
GRANTEE: FERBER GEORGE A & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W102 S5 BAS=[YR=1993] S30 E8 FOP=[YR=1993] S3 E6 N3 W6 $ E12 FOP=[YR=1993] S3 E6 N3 W6 $ E22 FOP=[YR=1993] S3 E6 N3 W6 $ E12 FOP=[YR=1993] S3 E6 N3 W6 $ E22 FOP=[YR=1993] S3 E6 N3 W6 $ E12 FOP=[YR=1993] S3 E6 N3 W6 $ E14 N30 W102 $ E102 N5 $ PTR= N15 FUS=[YR=1993] N30 W1DCK=[YR=1993] N5 W13 S5 E13 $ W19 DCK=[YR=1993] N5 W13 S5 E13 $ W15 DCK=[YR=1993] N5 W13 S5 E13 $ W19 DCK=[YR=1993] N5 W13 S5 E13 $ W15 DCK=[YR=1993] N5 W13 S5 E13 $ W19 DCK=[YR=1993] N5 W13 S5 E13 $ W14 S30 E102 $ S15 $.

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	0812	CONCRETE C	0	0	32	108	3,456.00	SF	4.00	4.00	100	1982	1982	3	38	5,253	
2	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	1982	1982	3	38	800	

LAND DESCRIPTION

TOTAL OB/XF 6,053

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	125.00	100.00	125.00	FF		1.00	1.00	0.85	5,300.00	4,505.00	563,125							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 563,125 Market: 0 Agricultural: 0 Common: 563,125 PRINTED 08/06/2024 BY SYS