

LOT 5
IN OR 1865/1891
OCEAN DUNES PB 4/54

SONNENBERG STEVEN A & KAREN S
3430 W BDE MAKA SKA PKWY
MINNEAPOLIS, MN 55416

2025

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.	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	196	15	2015	29	4,397
BAL	164	15	2018	25	3,791
BAS	775	100	1993	775	117,519
FGR	605	55	1993	333	50,495
FOP	100	30	1993	30	4,550
FOP	120	30	1993	36	5,459
FOP	84	30	2018	25	3,791
FOP	114	30	2018	34	5,156
FUS	1,373	100	1993	1,373	208,197
FUS	1,600	100	1993	1,600	242,618
TOTALS	5,743			4,732	717,544

** This building has 14 Sub-Areas

4434 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/07/2025 MLU

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	72	1,440	
2	0825	BRICK	0	0	0	0	1,854.00	SF	12.50	12.50	100	2002	2002	3	94	21,785	
3	0416	DUNEWALKS	0	0	0	0	1,380.00	SF	30.00	30.00	100	2005	2005	3	22	9,108	
4	0810	CONCRETE A	0	0	0	0	92.00	SF	6.50	6.50	100	1993	1993	3	64	383	
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	66	5,957	
7	0475	VF 4 SBPL	0	0	139	0	139.00	LF	14.00	14.00	100	2005	2005	3	64	1,245	
8	0469	VF LATTIC	0	0	139	0	139.00	SF	5.50	5.50	100	2005	2005	3	64	489	
9	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	64	576	
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	RES OCEAN	0		RSF-1	85.00	400.00	85.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,615,000							

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REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS