LOT 219
IN OR 2855/860
GA FDNA BEACH SEC 2 UNR

FERBER JO ANN B REVOCABLE LIVING TRUST/FERBER JO A
4058 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0219-0000

BUILDING CHARACTERISTICS

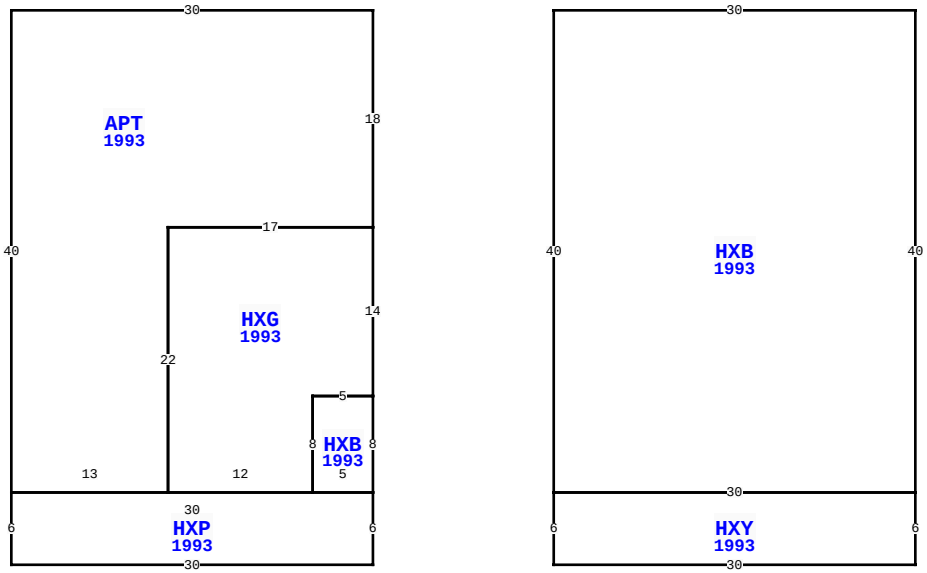
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	826	100	1993	826	110,139
HXB	40	100	1993	40	5,334
HXB	1,200	100	1993	1,200	160,009
HXG	334	55	1993	184	24,535
HXP	180	30	1993	54	7,200
HXY	180	15	1993	27	3,601
TOTALS	2,760			2,331	310,817

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	156.65	365,151	1980	1995	0	0	0	14.88	85.12

1 DUPLEX 0% - 0 Heated Area: 2066 HX Base Yr



345 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 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	310,817
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	635,817
SOH/AGL Deduction	67,938
ASSESSED VALUE	567,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,879
TOTAL JUST VALUE	635,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,238

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
2855/860	3/09/2026	SW	U	I	11	100
GRANTOR: FERBER JO ANN B						
GRANTEE: FERBER JO ANN B REV						
2855/858	3/09/2026	TD	U	I	11	100
GRANTOR: FERBER GEORGE A LIVIN						
GRANTEE: FERBER JO ANN B						

BUILDING NOTES

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 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS