LOT 230
PT OR 1509/383 & PT 1509/385
GA FDNA BEACH #2 UNR

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

2026

00-00-31-134B-0230-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

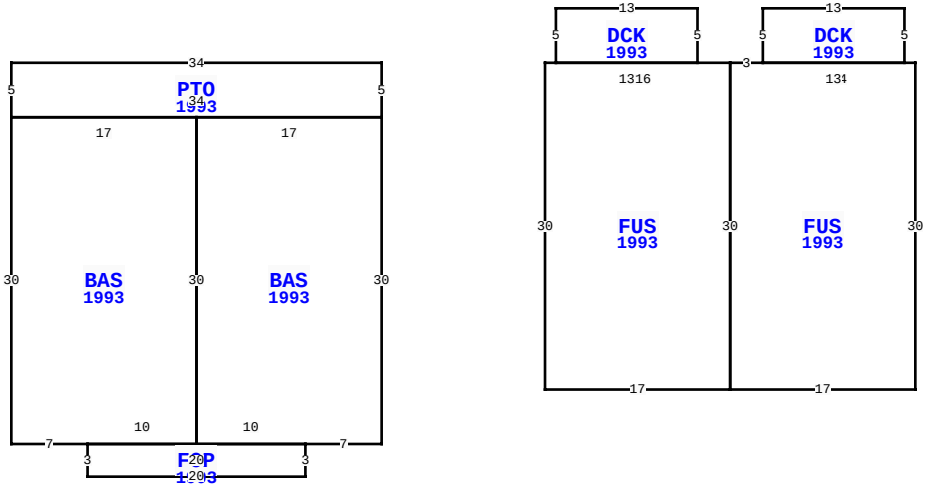
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	1993	510	61,383
BAS	510	100	1993	510	61,383
DCK	65	10	1993	6	722
DCK	65	10	1993	6	722
FOP	60	30	1993	18	2,166
FUS	510	100	1993	510	61,383
FUS	510	100	1993	510	61,383
PTO	170	5	1993	8	963
TOTALS	2,400			2,078	250,106

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	145.89	303,159	1983	1990	0	0	0	17.50	82.50

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



342 TARPON AVE 1&2, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	250,106
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	575,106
SOH/AGL Deduction	109,738
ASSESSED VALUE	465,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,368
TOTAL JUST VALUE	575,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091363	REPLACE 5 WINDOWS	3,000	10/06/2009
20011905	MODIFY HAND RAIL	1,000	08/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2855/0849	3/09/2026	SW	U	I	11	100
GRANTOR: FERBER JO ANN B						
GRANTEE: FERBER JO ANN B LIV						
2855/0846	3/09/2026	SW	U	I	11	100
GRANTOR: FERBER GEORGE A LIVIN						
GRANTEE: FERBER JO ANN B						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-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