

FERCH JAXSON D/GUARDIAN
C/O CYNTHIA A FERCH- GUARDIAN, 81720 MAINSHEET CT
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0056-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

0303

HARDIE BRD 100 GABLE/HIP 100

Roof Cover

0313

COMP SHNGL 90 STAND SEAM 10

Interior Wall

0505

DRYWALL 100

Interior Floo

1111

CLAY TILE 50

Interior Floo

1414

CARPET 50

Air Condition

0303

CENTRAL 100

Heating Type

0404

AIR DUCTED 100

Bedrooms

5

100

Bathrooms

4

100

Frame Stories Units

022.

WOOD FRAME 100 2. 100 0 100

Occupancy

0000

NONE 100

Quality

0404

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4145.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,414

100

2017

1,414

157,601

FGR

646

55

2017

355

39,568

FOP

134

30

2017

40

4,458

FOP

400

30

2017

120

13,375

FUS

1,857

100

2017

1,857

206,977

STR

70

10

2017

7

781

TOTALS

4,521

3,793

422,759

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

2

0860

POOL/SPA

0 100 30 0

1.00

UT

50,000.00

50,000.00

100

2018

2018

04

95

47,500

4

0911

SCRN RM A

0 100 40 34

1,360.00

SF

18.00

18.00

100

2018

2018

3

74

18,115

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,793

109.9980

115.50

438,092

2017

2017

0

0

3.50

96.50

1 SINGLE FAM

100% - 0

Heated Area: 3271

HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

03/30/2023

NW

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

422,759

TOTAL MARKET OB/XF VALUE

65,615

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

573,374

SOH/AGL Deduction

215,055

ASSESSED VALUE

358,319

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

306,908

TOTAL JUST VALUE

573,374

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

554,510

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21000987

SOLAR PANELS

24,969

01/28/2021

18008853

SCRN ENCLSR

30,592

08/29/2018

B1807313

SWIM POOL

36,000

07/18/2018

C1705394

CO ISSUED

0

01/05/2018

B1705394

NEW CONSTR

415,829

06/16/2017

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2515/1453

11/12/2021

PR U

I

19

100

GRANTOR: BALLOG CINDY P/R OF D

GRANTEE: FERCH CYNTHIA A GUA

2526/1717

10/20/2021

FJ U

I

11

0

GRANTOR: FERCH DAVID C EST

GRANTEE: FERCH JAXSON D

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W40 S10 BAS=[YR=2017] S15 FGR=[YR=2017] S37 E21 FOP=[YR=2017] S6 E19 N6 W13 N4 W5 S4 W1\$ E1 N22 W10 N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40\$ E40 N10\$ PTR= E20 FUS=[YR=2017] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21 STR=[YR=2017] N7 E10 S7 W10\$ E10 N7 W10 N20\$ W20\$.