

LOTS 17 & 18 (EX DRAINAGE R/W
PT OF LOT 17 OR 137/249)
IN OR 2463/1247

BRETT L STEGER PLLC INC
960185 GATEWAY BLVD STE #104
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	6	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	152,256
FOP	84	30	25	2,538
FUS	830	100	830	84,248
TOTALS	2,414		2,355	239,042

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	5,213.00	SF	4.00	4.00
2	0648	LIGHTS-AV	0	0	0	3.00	UT	140.00	140.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	CPO	158.00	104.00	19,369.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,355	89.3498	126.88	298,802	1994	2000	0	0	20.00	80.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 2330 HX Base Yr											
BLD DATE	02/27/2018	KK	LGL DATE								
XF DATE	02/27/2018	KK	LAND DATE								
INC DATE			AG DATE								
1869 S 8TH ST, FERNANDINA BEACH 05/25/2023 DC											

TOTAL OB/XF 14,806											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	CPO	158.00	104.00	19,369.00	SF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		239,042	
TOTAL MARKET OB/XF VALUE		14,806	
TOTAL LAND VALUE - MARKET		242,112	
TOTAL MARKET VALUE		495,960	
SOH/AGL Deduction		101,751	
ASSESSED VALUE		394,209	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		394,209	
TOTAL JUST VALUE		495,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,372	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006858	REMODEL	3,492	04/17/2000
B9401112	NEW CONSTR	99,700	06/01/1994
0657	DEMOLITION	0	12/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2463/1247	5/21/2021	WD Q	I	01	
GRANTOR: CRAWFORD JOHN A & REB					
GRANTEE: BRETT L STEGER PLLC					
0693/0133	11/30/1993	WD U	I	14	
GRANTOR: BARNETT BANK-NASSAU C					
GRANTEE: CRAWFORD JOHN & REB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W50 S30 E18 FOP=[YR=1994] S6 E14 N6 W14 \$ E32 N30 \$ PTR=[YR=1994] E15 FUS=[YR=1994] E50 S15 W8 S5 W7 N5 W18 S5 W9 N5 W8 N15 \$ W15 \$.									