IN OR 2023/1967
ESMT IN OR 532/514

MURRAY SERVICES INC
802 PARKER ST
JACKSONVILLE, FL 32206

2023

20-3N-29-0000-0017-0000

BUILDING CHARACTERISTICS

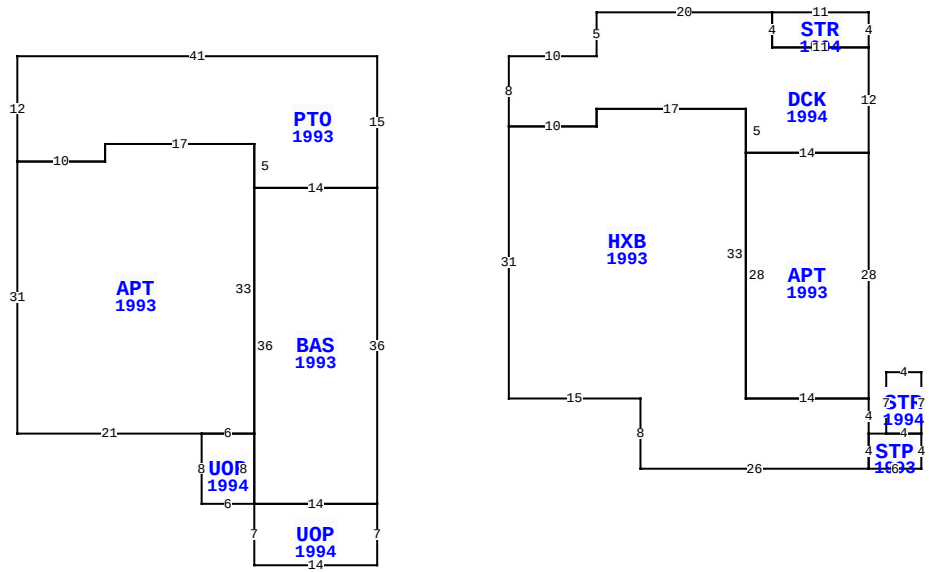
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	392	100	392	30,725
APT	871	100	871	68,268
BAS	504	100	504	39,503
DCK	447	10	45	3,527
HXB	1,079	100	1,079	84,570
PTO	500	5	25	1,959
STP	24	10	2	157
STR	28	10	3	235
STR	44	10	4	313
UOP	48	20	10	784
TOTALS	4,035		2,955	231,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,955	92.0260	106.29	314,087	1949	1965	0	0	0	26.26	73.74

1 TRI PLEX - 0% - 0 Heated Area: 2846 HX Base Yr



** This building has 11 Sub-Areas

1680 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,608
TOTAL MARKET OB/XF VALUE	3,822
TOTAL LAND VALUE - MARKET	245,000
TOTAL MARKET VALUE	480,430
SOH/AGL Deduction	13,384
ASSESSED VALUE	467,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,046
TOTAL JUST VALUE	480,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5101	REPAIRS	725	11/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1967	1/14/2016	TD	U	I	37	135,000
GRANTOR: STECKLER EDWARD H REV						
GRANTEE: MURRAY SERVICES INC						
1799/0432	6/15/2012	WD	U	I	11	100
GRANTOR: STECKLER EDWARD H						
GRANTEE: STECKLER EDWARD H T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W41 S12 APT=[YR=1993] S31 E21 UOP=[YR=1994] S8 E6 UOP=[YR=1994] S7 E14 N7 BAS=[YR=1993] N36 W14 S36 E14 $ W14$ N8 W6$ E6 N33 W17 S2 W10$ E10 N2 E17 S5 E14 N15$ PTR=E15 DCK=[YR=1994] E10 N5 E20 STR=[YR=1994] E11 S4 W11 N4$ S4 E11 S12 APT=[YR=1993] S28 HXB=[YR=1993] S4 STP=[YR=1993] E2 STR=[YR=1994] N7 E4 S7 W4 $ E4 S4 W6 N4$ S4 W26 N8 W15 N31 E10 N2 E17 S33E14$ W14 N28 E14$ W14 N5 W17 S2 W10 N8$ 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
1	0810	CONCRETE A	0	0	0	0	417.00	SF	6.50	6.50	100	1950	1950	3	20	542	
3	0810	CONCRETE A	0	0	0	0	381.00	SF	6.50	6.50	100	1993	1993	3	68	1,684	
4	0510	GARAGE WD-	0	0	19	12	228.00	SF	35.00	35.00	100	1993	1993	3	20	1,596	

LAND DESCRIPTION

TOTAL OB/XF 3,822

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-FAM	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	245,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 245,000 Market: 0 Agricultural: 0 Common: 245,000 PRINTED 08/02/2023 BY SYS