

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

BRETT L STEGER PLLC INC
1869 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

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	150,080
FOP	84	30	25	2,501
FUS	830	100	830	83,045
TOTALS	2,414		2,355	235,626

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

REVIEW DATE 01/14/2021 BY HSA

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	126.65	298,261	1994	2000	0	0	21.00	79.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 2330 HX Base Yr											
1869 S 8TH ST, FERNANDINA BEACH											

BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE	02/27/2018	KK	LAND DATE	05/25/2023
INC DATE			AG DATE	DC

TOTAL OB/XF											
14,368											
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
SF		1.00	1.00	1.00	12.50	12.50	242,112				

Total Acres: 0.00 Total Land Value: 242,112 Market: 0 Agricultural: 0 Common: 242,112

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	235,626
TOTAL MARKET OB/XF VALUE	14,368
TOTAL LAND VALUE - MARKET	242,112
TOTAL MARKET VALUE	492,106
SOH/AGL Deduction	58,476
ASSESSED VALUE	433,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,630
TOTAL JUST VALUE	492,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SA240003179	WOOD CONSTRUCTION	2,000	03/19/2024
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 \$.											

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