



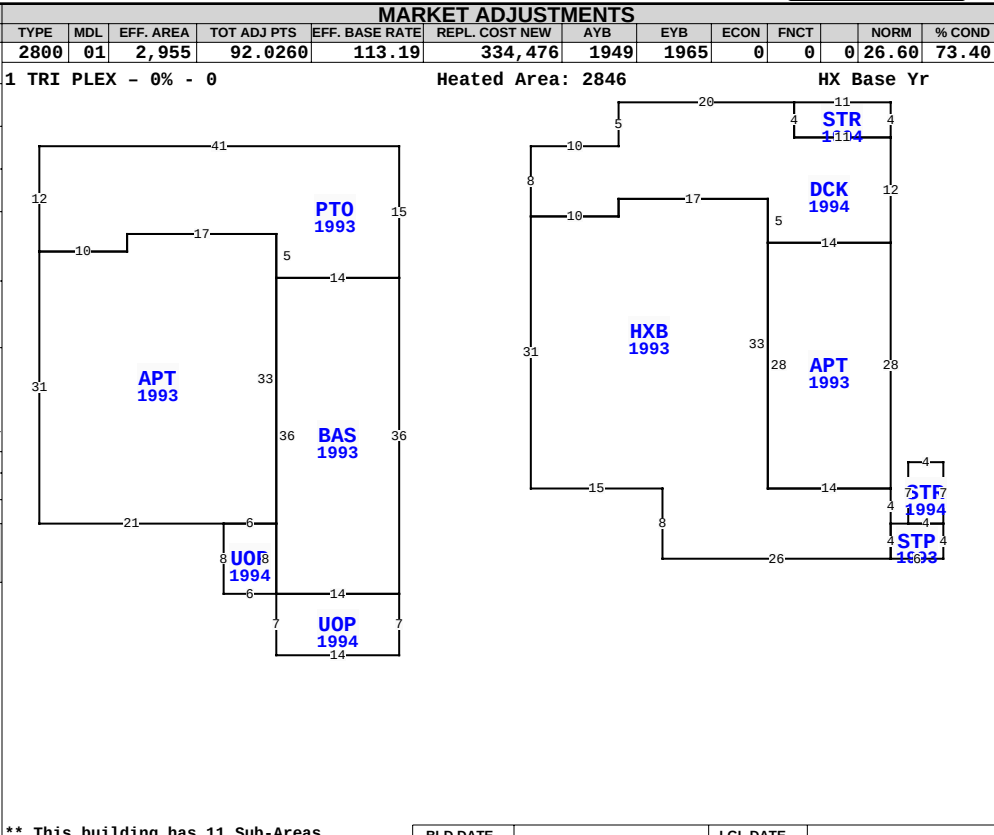
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	32,568
APT	871	100	871	72,364
BAS	504	100	504	41,873
DCK	447	10	45	3,739
HXB	1,079	100	1,079	89,645
PTO	500	5	25	2,077
STP	24	10	2	166
STR	28	10	3	250
STR	44	10	4	333
UOP	48	20	10	831
TOTALS	4,035		2,955	245,505

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	417.00	SF	6.50	
2	0810	CONCRETE A	0	0	0	381.00	SF	6.50	
3	0510	GARAGE WD-	0	0	19	228.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000800	C	MULTI-FAM	0	0006	R-1	70.00	125.00	



** This building has 11 Sub-Areas									
1680 1ST AVE AB&C, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/08/2024 MLU				

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		245,505	
TOTAL MARKET OB/XF VALUE		3,772	
TOTAL LAND VALUE - MARKET		315,000	
TOTAL MARKET VALUE		564,277	
SOH/AGL Deduction		50,526	
ASSESSED VALUE		513,751	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		513,751	
TOTAL JUST VALUE		564,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		480,430	

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
2023/1967	1/14/2016	TD	U	I	37
GRANTOR: STECKLER EDWARD H REV					
GRANTEE: MURRAY SERVICES INC					
1799/0432	6/15/2012	WD	U	I	11
GRANTOR: STECKLER EDWARD H					
GRANTEE: STECKLER EDWARD H T					

BUILDING NOTES									
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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 \$.									

LAND DESCRIPTION									
TOTAL OB/XF									
3,772									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000800	C	MULTI-FAM	0	0006	R-1	70.00	125.00	