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

2025

00-00-30-0120-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

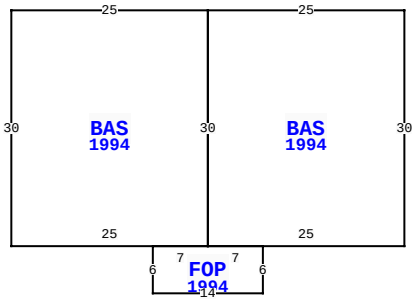
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

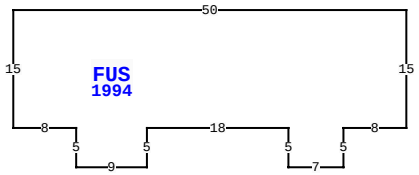
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1994	750	72,499
BAS	750	100	1994	750	72,499
FOP	84	30	1994	25	2,417
FUS	830	100	1994	830	80,232
TOTALS	2,414			2,355	227,648

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	125.54	295,647	1994	2000	0	0	0	23.00	77.00

1 OFFICE – 0% - 0 Heated Area: 2330 HX Base Yr





1869 S 8TH ST, FERNANDINA BEACH

BLD DATE	02/26/2025	KWA	LGL DATE	
XF DATE	02/26/2025	KWA	LAND DATE	05/25/2023 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	227,648
TOTAL MARKET OB/XF VALUE	13,762
TOTAL LAND VALUE - MARKET	290,535
TOTAL MARKET VALUE	531,945
SOH/AGL Deduction	54,952
ASSESSED VALUE	476,993
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,993
TOTAL JUST VALUE	531,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,106

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	SALE PRICE
2463/1247	5/21/2021	WD	Q	I	01	430,000
GRANTOR: CRAWFORD JOHN A & REB						
GRANTEE: BRETT L STEGER PLLC						
0693/0133	11/30/1993	WD	U	I	14	50,000
GRANTOR: BARNETT BANK-NASSAU C						
GRANTEE: CRAWFORD JOHN & REB						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1994;ORIG=15,0] E50 S15 W8 S5 W7 N5 W18 S5 W9 N5 W8 N15 $
BAS=[YR=1994;ORIG=0,-2] W25 S30 E25 N30 $
BAS=[YR=1994;ORIG=-25,-2] W25 S30 E25 N30 $
FOP=[YR=1994;ORIG=-32,28] S6 E14 N6 W7 W7 $
PTR=[YR=1994;ORIG=0,0] E15 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	0812	CONCRETE C	0	0	0	0	5,213.00	SF	4.00	4.00	100	1994	1994	3	66	13,762	

LAND DESCRIPTION

TOTAL OB/XF 13,762

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	001700	C	1STORY OFF	0	0003	CPO	158.00	104.00	19,369.00	SF		1.00	1.00	1.00	15.00	15.00	290,535							

REVIEW DATE 02/26/2025 BY KWA Total Acres: 0.44 Total Land Value: 290,535 Market: 0 Agricultural: 0 Common: 290,535 PRINTED 07/30/2025 BY SYS