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

**2026**

**00-00-30-0120-0017-0000**

## BUILDING CHARACTERISTICS

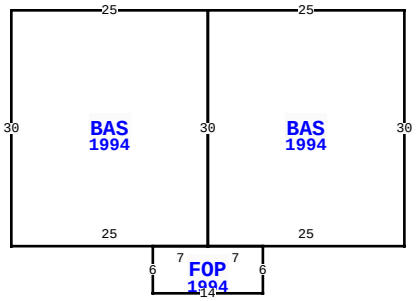
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| 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 | |

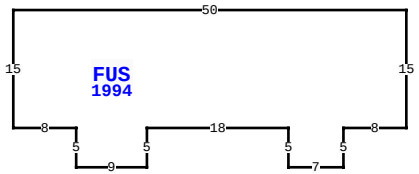
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 750 | 100 | 1994 | 750 | 75,010 |
| BAS | 750 | 100 | 1994 | 750 | 75,010 |
| FOP | 84 | 30 | 1994 | 25 | 2,501 |
| FUS | 830 | 100 | 1994 | 830 | 83,011 |
| TOTALS | 2,414 | | | 2,355 | 235,529 |

## 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 | 133.35 | 314,039 | 1994 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

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




1869 S 8TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 DC |
| INC DATE | | AG DATE | |

## 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 | 64 | 13,345 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 235,529 |
| TOTAL MARKET OB/XF VALUE | 13,345 |
| TOTAL LAND VALUE - MARKET | 387,380 |
| TOTAL MARKET VALUE | 636,254 |
| SOH/AGL Deduction | 111,562 |
| ASSESSED VALUE | 524,692 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 524,692 |
| TOTAL JUST VALUE | 636,254 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 531,945 |

| 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 $
.

## LAND DESCRIPTION

TOTAL OB/XF 13,345

| 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 | 20.00 | 20.00 | 387,380 | | | | | | | |

REVIEW DATE 02/26/2025 BY KWA Total Acres: 0.44 Total Land Value: 387,380 Market: 0 Agricultural: 0 Common: 387,380 PRINTED 07/09/2026 BY SYS