PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 2510/1111

STEWART KENNETH LEE SR/STEWART INEZ ELAINE
96140 NORTH PRINCE DR
YULEE, FL 32097

2023

14-2N-28-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

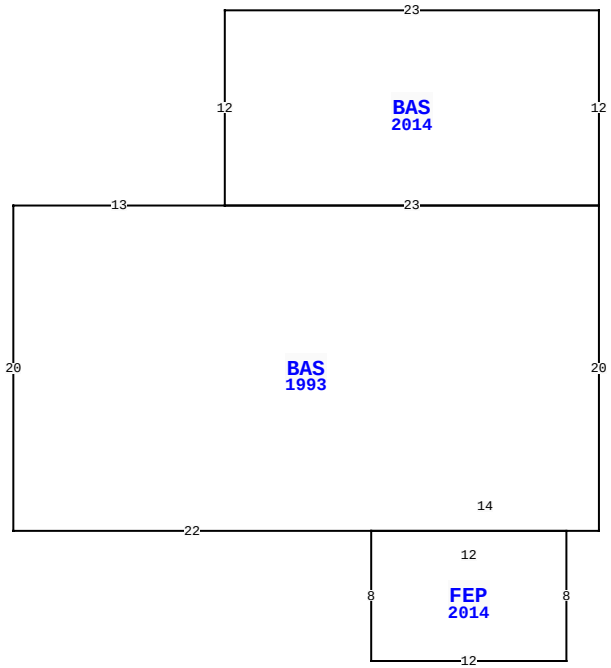
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	56,031
BAS	276	100	276	21,478
FEP	96	80	77	5,992
TOTALS	1,092		1,073	83,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,073	108.1200	97.58	104,703	1962	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 0 Heated Area: 996 HX Base Yr



1534 STEWART AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	83,501
TOTAL MARKET OB/XF VALUE	1,570
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	160,071
SOH/AGL Deduction	21,750
ASSESSED VALUE	138,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,321
TOTAL JUST VALUE	160,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1111	11/03/2021	QC	U	I	11	100
GRANTOR: STEWART INEZ ELAINE						
GRANTEE: STEWART KENNETH LEE						
2476/1299	7/02/2021	QC	U	I	11	100
GRANTOR: STEWART KENNETH L SR						
GRANTEE: STEWART INEZ E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23 S12 BAS=[YR=1993] W13 S20 E22 FEP=[YR=2014] S8 E12 N8 W12 $ E14 N20 W23$E23 N12$.

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	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
2	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	2011	2011	3	55	660	

LAND DESCRIPTION

TOTAL OB/XF 1,570

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	000100	C	SFR	0	0007	RS-2	50.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS