

LOT 15 IN OR 2720/1862
(EX OR 2153/657)
GURNIE OAKS SUB PB 5/2 &

LADIES OF THE SOUTHSIDE LLC
225 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0280-0015-0000



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	12	HARDWOOD 80
Interior Floo	07	CORK/VTILE 20
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	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	105,144
FOP	108	30	2004	32	4,498
STP	15	10	1993	2	281
TOTALS	871			782	109,923

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	12	3			
2	0810	CONCRETE A	0	0	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	0		RSF-2	0.00	0.00	
2	000100	C	RES	0		RSF-2	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	782	118.6500	156.62	122,477	1963	2003	0	0	0	10.25	89.75	
1 SNGL FAM - 0% - 2025													
Heated Area: 748 HX Base Yr													
20 34 34 18 18 22 2 3 3 5 STP 1993 BAS 1993 FOP 2004													
1522 STEWART AV, FERNANDINA BEACH													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0810	CONCRETE A	0	0	12	3			6.50	100	1995	1995	68
2	0810	CONCRETE A	0	0	0	0			6.50	100	2004	2004	83

TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00
2	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	0.75

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 8										Tax Dist:			
BUILDING MARKET VALUE										260,507			
TOTAL MARKET OB/XF VALUE										353			
TOTAL LAND VALUE - MARKET										131,250			
TOTAL MARKET VALUE										392,110			
SOH/AGL Deduction										0			
ASSESSED VALUE										392,110			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										392,110			
TOTAL JUST VALUE										392,110			
NCON VALUE										0			
INCOME VALUE										0			
PREVIOUS YEAR MKT VALUE										380,124			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2720/1862	6/24/2024	WD	Q	I	01	429,000	
GRANTOR:WEBER RACHELLE J							
GRANTEE:LADIES OF THE SOUTH							
2189/1846	4/13/2018	WD	Q	I	01	315,000	
GRANTOR:CABELL JOHN ET AL							
GRANTEE:WEBER RACHELLE J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W34 S2 STP=[YR=1993] W3 S5 E3 N5 \$ S20									
FOP=[YR=2004] S6 E18 N6 W18 \$ E34 N22 \$.									

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

ELEMENT

CD

CONSTRUCTION

Roof Structur

03

GABLE/HIP 100

ELEMENT

CD

CONSTRUCTION

Roof Cover

03

COMP SHNGL 100

ELEMENT

CD

CONSTRUCTION

Interior Wall

05

DRYWALL 100

ELEMENT

CD

CONSTRUCTION

Interior Floo

09

PINE WOOD 50

ELEMENT

CD

CONSTRUCTION

Interior Floo

14

CARPET 50

ELEMENT

CD

CONSTRUCTION

Air Condition

03

CENTRAL 100

ELEMENT

CD

CONSTRUCTION

Heating Type

04

AIR DUCTED 100

ELEMENT

CD

CONSTRUCTION

Bedrooms

4 100

ELEMENT

CD

CONSTRUCTION

Bathrooms

2 100

ELEMENT

CD

CONSTRUCTION

Frame

02

WOOD FRAME 100

ELEMENT

CD

CONSTRUCTION

Stories

2.

2. 100

ELEMENT

CD

CONSTRUCTION

Units

0 100

ELEMENT

CD

CONSTRUCTION

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0800

MULTI-FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

3026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

754

100

2004

754

74,307

DCK

200

10

2004

20

1,971

FUS

754

100

2004

754

74,307

TOTALS

1,708

1,528

150,584

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/12/2024

BY

KBA

Total Acres: 0.00

Total Land Value: 131,250

Market: 0

Agricultural: 0

Common: 131,250

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,528

109.5000

109.50

167,316

1973

2003

0

0

0

10.00

90.00

2 SINGLE FAM - 0% - 2025

Heated Area: 1508

HX Base Yr

26

29

26

29

BAS
2004

14

8

15

4

5

21

12

4

DCK
2004

26

29

26

29

FUS
2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

1522 STEWART AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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8

VALUATION BY

STANDARD

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

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TOTAL MARKET OB/XF VALUE

353

TOTAL LAND VALUE - MARKET

131,250

TOTAL MARKET VALUE

392,110

SOH/AGL Deduction

0

ASSESSED VALUE

392,110

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

392,110

TOTAL JUST VALUE

392,110

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

380,124

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

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TYPE INST

Q U

V I

RSN CD

SALE PRICE

2720/1862

6/24/2024

WD

Q

I

01

429,000

GRANTOR: WEBER RACHELLE J

GRANTEE: LADIES OF THE SOUTH

2189/1846

4/13/2018

WD

Q

I

01

315,000

GRANTOR: CABELL JOHN ET AL

GRANTEE: WEBER RACHELLE J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W29 S26 E29 N26 \$ PTR= E15 FUS=[YR=2004] E29 S26 W12 DCK=[YR=2004] S4 W21 N5 W4 N14 E8 S15 E17 \$ W17 N26 \$ W15 \$.