PT OF LOT 15 IN OR 2153/657
GURNIE OAKS PB 5/2 &
PT OF GOVT LOT 2 OF

SMITH ROBERT
1518 STEWART AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0280-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

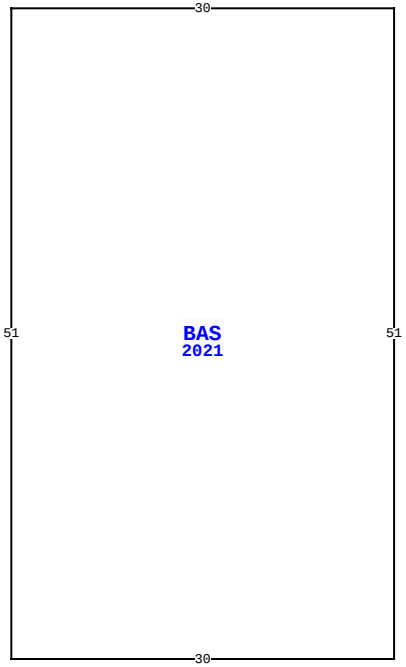
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	2021	1,530	173,039
TOTALS	1,530			1,530	173,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	114.2400	114.24	174,787	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1530 HX Base Yr



1518 STEWART AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		173,039
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		131,250
TOTAL MARKET VALUE		304,289
SOH/AGL Deduction		0
ASSESSED VALUE		304,289
TOTAL EXEMPTION VALUE	13	304,289
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		304,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429519	NEW CONSTR	170,381	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0657	10/23/2017	QC	U	V	11	100
GRANTOR: CABELL JOHN W ET AL						
GRANTEE: SMITH ROBERT						
2153/0854	10/10/2017	WD	U	V	11	100
GRANTOR: SMITH SAMMY L						
GRANTEE: SMITH ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S51 E30 N51 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	75,000.00	56,250.00	56,250							

REVIEW DATE 01/12/2022 BY RK Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 07/30/2025 BY SYS