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

2026

00-00-30-0280-0015-0000

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	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

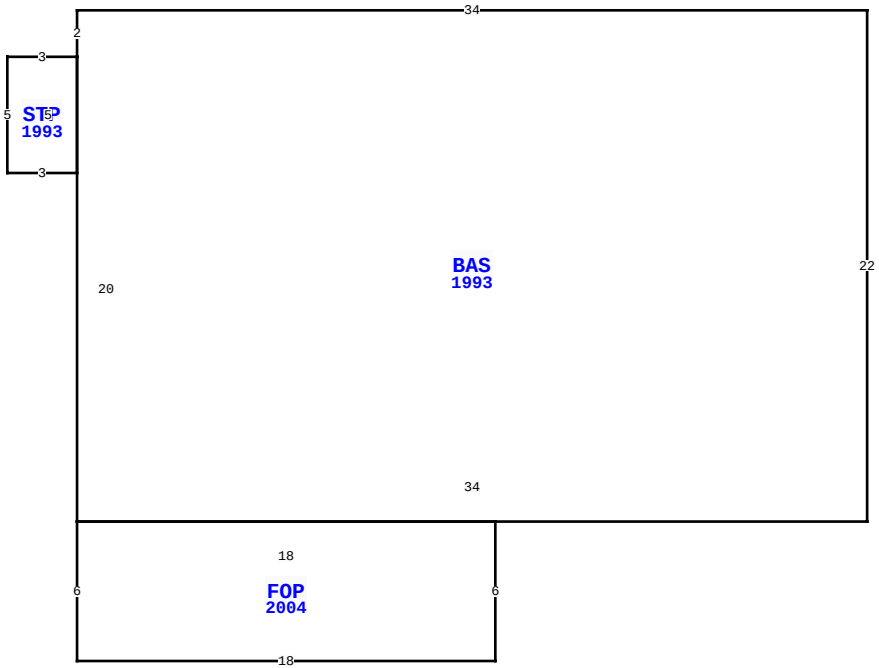
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	110,099
FOP	108	30	2004	32	4,710
STP	15	10	1993	2	295
TOTALS	871			782	115,103

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	164.92	128,967	1963	2003	0	0	0	10.75	89.25

1 SNGL FAM 0% - 2025 Heated Area: 748 HX Base Yr



1522 STEWART AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	272,345
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	148,750
TOTAL MARKET VALUE	421,095
SOH/AGL Deduction	0
ASSESSED VALUE	421,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,095
TOTAL JUST VALUE	421,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,110

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 $.

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	85,000.00	63,750.00	63,750							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 148,750 Market: 0 Agricultural: 0 Common: 148,750 PRINTED 07/09/2026 BY SYS

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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	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

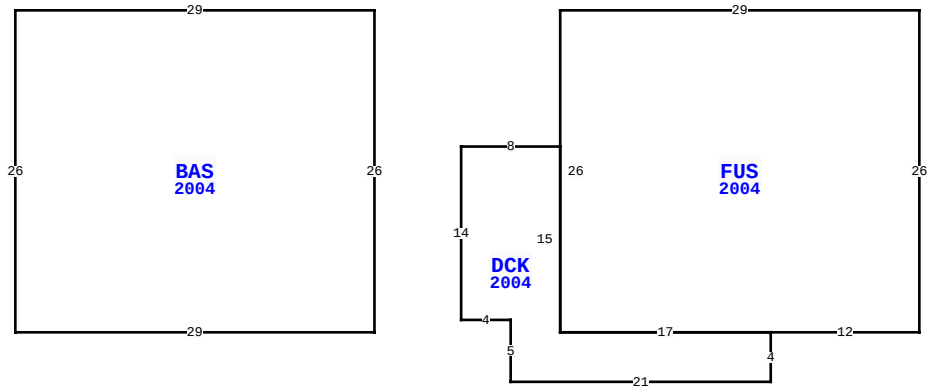
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	754	100	2004	754	77,592
DCK	200	10	2004	20	2,059
FUS	754	100	2004	754	77,592
TOTALS	1,708			1,528	157,242

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	114.98	175,689	1973	2003	0	0	0	10.50	89.50

2 SINGLE FAM 0% - 2025 Heated Area: 1508 HX Base Yr



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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 $.

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

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