BLOCK 11 LOT 6
OLD TOWN

BOSWORTH DAVID B & HOPE C
919 STEWART DR
DALLAS, TX 75208

2026

00-00-31-1580-0011-0060

BUILDING CHARACTERISTICS

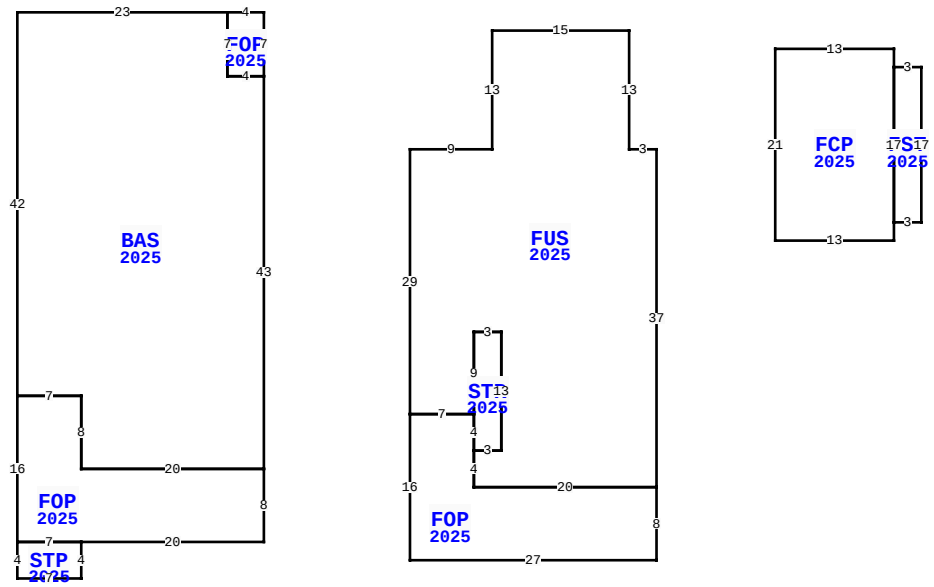
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2025	1,266	275,867
FCP	273	25	2025	68	14,818
FOP	28	30	2025	8	1,744
FOP	272	30	2025	82	17,868
FOP	272	30	2025	82	17,868
FST	51	55	2025	28	6,102
FUS	1,099	100	2025	1,099	239,477
STP	28	10	2025	3	653
STR	39	10	2025	4	872
TOTALS	3,328			2,640	575,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,640	131.5968	218.45	576,708	2024	2024	0	0	0	0.25	99.75

1 SFR CUST 0% - 2026 Heated Area: 2365 HX Base Yr



1015 SOMERUELUS ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,266
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	233,000
TOTAL MARKET VALUE	808,266
SOH/AGL Deduction	0
ASSESSED VALUE	808,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	808,266
TOTAL JUST VALUE	808,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	947,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0500			10/22/2024
2023-0480			10/22/2024
BLDR 2023-0	TTL 2954 COND 236	415,073	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/891	11/25/2025	WD	Q	I	01	900,000
GRANTOR: EVANS BRADLEY						
GRANTEE: BOSWORTH DAVID B &						
2553/1875	4/08/2022	WD	Q	V	02	189,000
GRANTOR: STRAIGHT CUT CONSTRUC						
GRANTEE: EVANS BRADLEY & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,0] W23 S42 E7 S8 E20 N43 W4 N7 $
FUS=[YR=2025;ORIG=0,15] S29 E7 N9 E3 S13 W3 S4 E20 N37 W3 N13 W15 S13 W9 $
STR=[YR=2025;ORIG=7,35] E3 S13 W3 N4 N9 $
FOP=[YR=2025;ORIG=0,44] E7 S4 S4 E20 S8 W27 N16 $
FOP=[YR=2025;ORIG=-43,42] E7 S8 E20 S8 W20 W7 N16 $
STP=[YR=2025;ORIG=-43,58] E7 S4 W7 N4 $
FOP=[YR=2025;ORIG=-20,0] E4 S7 W4 N7 $
FCP=[YR=2025;ORIG=40,4] S21 E13 N2 N17 N2 W13 $
FST=[YR=2025;ORIG=53,6] E3 S17 W3 N17 $
.

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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	5,000.00	5,000.00	233,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 233,000 Market: 0 Agricultural: 0 Common: 233,000 PRINTED 07/09/2026 BY SYS