PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1079/39 BEING ONLY ELY
62.5 FT LYING N OF LANDS

EMORY EUGENE K
5576 GREGG ST
FERNANDINA BEACH, FL 32034

2026

14-2N-28-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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

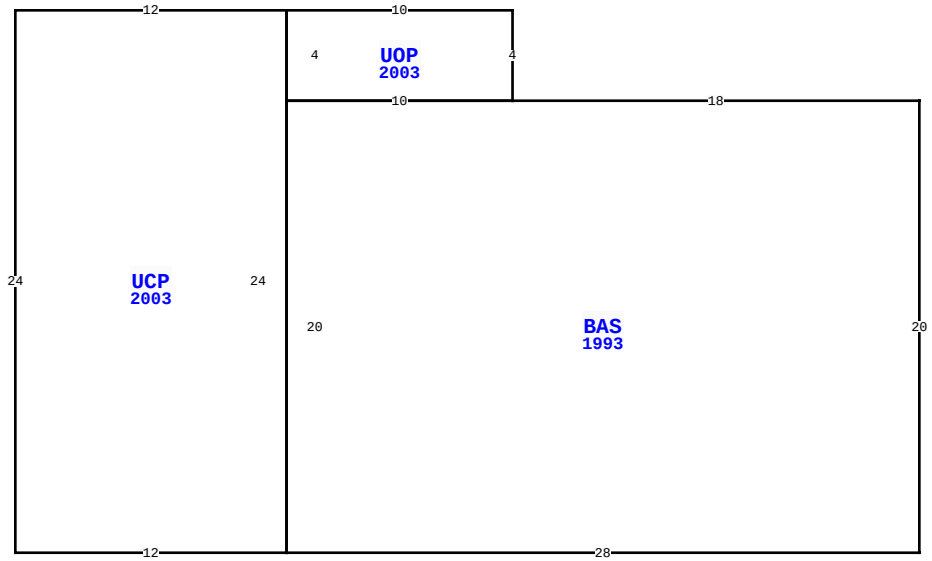
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	1993	560	37,459
UCP	288	20	2003	58	3,880
UOP	40	20	2003	8	535
TOTALS	888			626	41,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	626	93.0000	97.65	61,129	1962	1962	0	0	0	31.50	68.50

1 SINGLE FAM 0% - 0 Heated Area: 560 HX Base Yr



1504 STEWART AVE, 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	41,873
TOTAL MARKET OB/XF VALUE	564
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	127,437
SOH/AGL Deduction	50,017
ASSESSED VALUE	77,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,420
TOTAL JUST VALUE	127,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0210242	CHNGE SRVC	450	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1087/1447	10/16/2002	WD	Q	I		58,500
GRANTOR: WILLIAMS ANNIE B						
GRANTEE: EMORY EUGENE K						
1079/0039	9/04/2002	QC	Q	I	06	100
GRANTOR: WILLIAME WALTER CHARL						
GRANTEE: WILLIAMS ANNIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=2003] N4 W10 UCP=[YR=2003] W12 S24 E12 N24$ S4 E10$ W10 S20 E28 N20 $.

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	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	100	2003	2003	3	20	24	
2	1242	WD DECK A	0	0	0	0	270.00	SF	10.00	10.00	100	2004	2004	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 564

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	0007	RSF-2	63.00	95.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS