PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 2510/1111

STEWART KENNETH LEE SR/STEWART INEZ ELAINE
96140 NORTH PRINCE DR
YULEE, FL 32097

**2026**

**14-2N-28-0000-0007-0070**

## 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 | 09 | PINE WOOD 100 |
| 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 | 03 | Quality Level 03 |

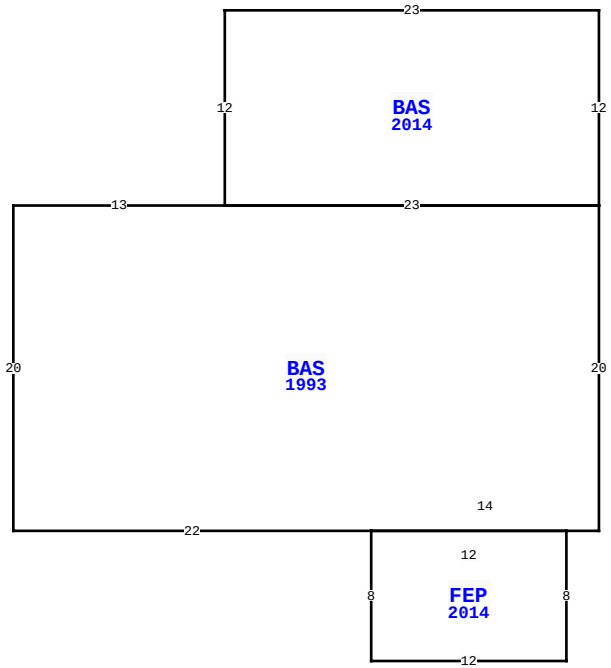
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 1993 | 720 | 64,576 |
| BAS | 276 | 100 | 2014 | 276 | 24,754 |
| FEP | 96 | 80 | 2014 | 77 | 6,906 |
| TOTALS | 1,092 | | | 1,073 | 96,236 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,073 | 108.1200 | 113.53 | 121,818 | 1962 | 1970 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 0% - 0 Heated Area: 996 HX Base Yr




1534 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 | 96,236 |
| TOTAL MARKET OB/XF VALUE | 480 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 181,716 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 181,716 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 181,716 |
| TOTAL JUST VALUE | 181,716 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 168,260 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2510/1111 | 11/03/2021 | QC | U | I | 11 | 100 |
| GRANTOR: STEWART INEZ ELAINE | | | | | | |
| GRANTEE: STEWART KENNETH LEE | | | | | | |
| 2476/1299 | 7/02/2021 | QC | U | I | 11 | 100 |
| GRANTOR: STEWART KENNETH L SR | | | | | | |
| GRANTEE: STEWART INEZ E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2014] W23 S12 BAS=[YR=1993] W13 S20 E22 FEP=[YR=2014] S8 E12 N8 W12 $ E14 N20 W23$E23 N12$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 0 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 40 | 480 | |

### LAND DESCRIPTION

TOTAL OB/XF 480

| 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 | 50.00 | 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