PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 2088/1016

STEWART ALBERT/STEWART TYRON JEROD
1530 STEWART AVE
FERNANDINA BEACH, FL 32034

2026

14-2N-28-0000-0007-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	NONE 100
Heating Type	02	CONVECTION 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

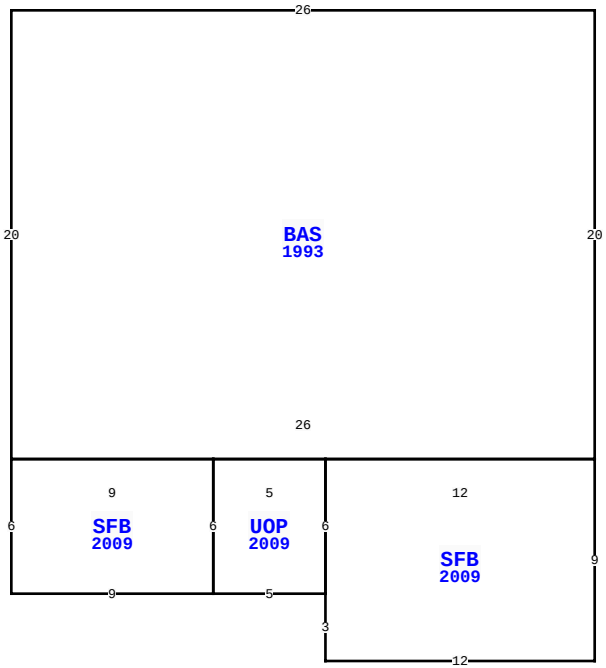
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	24,909
SFB	54	80	2009	43	2,060
SFB	108	80	2009	86	4,120
UOP	30	20	2009	6	287
TOTALS	712			655	31,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	655	86.9000	91.24	59,762	1962	1970	0	0	0	47.50	52.50

1 SINGLE FAM 100% - 2002 Heated Area: 649 HX Base Yr 2002



1530 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		31,375
TOTAL MARKET OB/XF VALUE		80
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		116,455
SOH/AGL Deduction		83,273
ASSESSED VALUE		33,182
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,182
TOTAL JUST VALUE		116,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/1016	12/08/2016	QC	U	I	11	100
GRANTOR: STEWART ALBERT						
GRANTEE: STEWART ALBERT & TY						
0812/0081	10/31/1997	PR	U	I	07	100
GRANTOR: STEWART ALEXANDER P/R						
GRANTEE: STEWART ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 SFB=[YR=2009] S6 E9 UOP=[YR=2009] E5 SFB=[YR=2009] S3 E12 N9 W12 S6$ N6 W5 S6$ N6 W9$ E26 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	100	5	8	40.00	SF	10.00	10.00	100	1995	1995	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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	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