LOT 7 IN OR 1120/1621
WILLIE B WILLIAMS SUB
OR 77/122

RAY PHYLLIS L
1618 STEWART AV
FERNANDINA BEACH, FL 32034

2026

14-2N-28-0000-0007-0120

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	02	WALL BD/WD 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

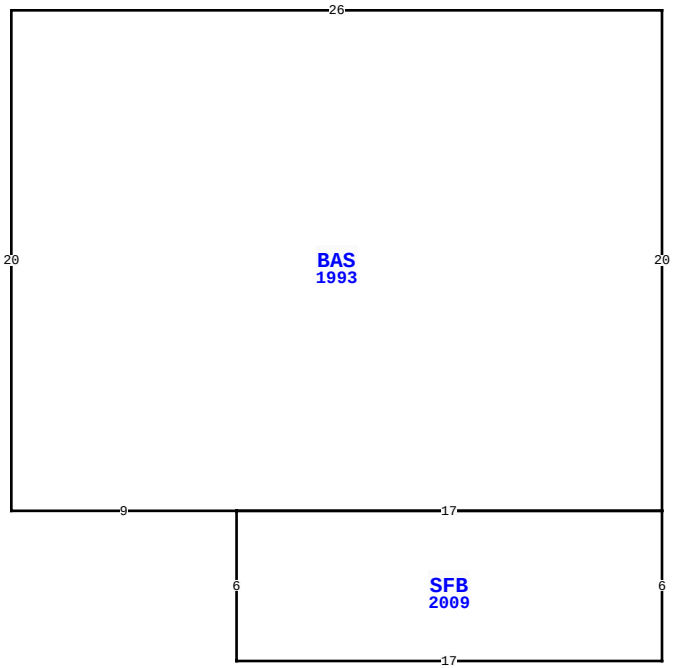
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	39,856
SFB	102	80	2009	82	6,285
TOTALS	622			602	46,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	602	92.4000	97.02	58,406	1964	1970	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2011 Heated Area: 602 HX Base Yr 2011



1618 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		46,141
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		131,141
SOH/AGL Deduction		77,128
ASSESSED VALUE		54,013
TOTAL EXEMPTION VALUE	HX HB SX	54,013
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		131,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1679	9/11/2025	QC	U	I	11	100
GRANTOR: STEWART QUENTIN M						
GRANTEE: RAY PHYLLIS L						
1120/1621	3/12/2003	QC	U	I	18	100
GRANTOR: STEWART WILLIE SR & Q						
GRANTEE: STEWART QUENTIN & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 E9 SFB=[YR=2009] S6 E17N6 W17$ E17 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

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	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