

LOT 1
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

VANSLAMBROUCK FAMILY REV TRUST/VAN SLAMBROUCK JAME
94002 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-168P-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1,555	166,688
FGR	150	55	82	8,790
FGR	516	55	284	30,443
FOP	36	30	11	1,180
FOP	63	30	19	2,037
FOP	64	30	19	2,037
FOP	133	30	40	4,287
FUS	951	100	951	101,942
PTO	190	5	10	1,072
STR	64	10	6	643
TOTALS	3,722		2,977	319,118

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	48	16	768.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	10	7	70.00	SF	6.50	6.50
4	0911	SCRN RM A	0 100	19	10	190.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000810	C	TOWNHOUSE1	100			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,977	116.3250	110.51	328,988	2016	2016	0	0	3.00	97.00
1 TOWNHOUSE - 100% - 2022											
Heated Area: 2506											
HX Base Yr 2022											

94002 HEMLOCK CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	97	3,874	
100	2016	2016	3	97	511	
100	2016	2016	3	97	441	
100	2018	2018	3	86	2,860	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		319,118	
TOTAL MARKET OB/XF VALUE		7,686	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		386,804	
SOH/AGL Deduction		0	
ASSESSED VALUE		386,804	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		336,804	
TOTAL JUST VALUE		386,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805685	SCRN ENCLSR	4,684	06/05/2018
B1531294	CO ISSUED	0	12/14/2016
B1531294	NEW CONSTR	319,919	10/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2276/1325	5/14/2019	WD Q	Q	I	01
GRANTOR: MANNING STACEY A					
GRANTEE: VAN SLAMBROUCK FAMI					
2186/0623	3/20/2018	WD Q	Q	I	02
GRANTOR: ADVANTAGE HOME BULDE					
GRANTEE: MANNING STACEY A					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] W16 PTO=[YR=2019] N10 W19 S10 E19\$									
FOP=[YR=2016] W19 S7 E19 N7\$ S7 W19 S33 FGR=[YR=2016] W10									
S10 E15 N10 W5\$ E5 S10 FOP=[YR=2016] S7 E9 FGR=[YR=2016]									
S17 E21 N27 W4 S3 W17 S7\$ N7 W9\$ E26 N3 E4 N47\$ PTR= E20									
STR=[YR=2016] E8 FUS=[YR=2016] E6 N31 FOP=[YR=2016] N4 E16									
S4 W16\$ E16 S48 W21 S1 FOP=[YR=2016] S4 W9 N4 E9\$ W9 N10 E8									
N8\$ S8 W8 N8\$ W20\$.									