

LOT 9
IN OR 2242/263
DECL COV & RESTR OR 1458/887

MCCHRISTIAN KATHLEEN M & BRIAN
94018 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-168P-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	11 CLAY TILE 20
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. 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	169,958
FGR	150	55	82	8,962
FGR	495	55	272	29,729
FOP	36	30	11	1,202
FOP	63	30	19	2,077
FOP	133	30	40	4,372
FUS	1,017	100	1,017	111,156
STR	48	10	5	547

TOTALS	3,497		3,001	328,002
--------	-------	--	-------	---------

EXTRA FEATURES	
L N	OB/XF CODE
1	0810 CONCRETE A
2	0810 CONCRETE A
3	0811 CONCRETE B

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	3,001	117.9992	112.10	336,412	2017	2017	0	0	2.50	97.50
1 TOWNHOUSE - 100% - 2020											
Heated Area: 2572											
HX Base Yr 2020											
94018 HEMLOCK CT, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE		AG DATE	MLU
TOTAL OB/XF 5,202			

LAND DESCRIPTION	
L N	USE CODE
1	000140 C

TOTAL OB/XF	
L N	CLAS
1	000140 C

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	328,002
TOTAL MARKET OB/XF VALUE	5,202
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	393,204
SOH/AGL Deduction	87,420
ASSESSED VALUE	305,784
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	255,784
TOTAL JUST VALUE	393,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633127	CO ISSUED	0	12/05/2018
B1633127	NEW CONSTR	325,610	09/27/2016

SALES DATA	
OFF RECORD Number	DATE
2242/0263	12/06/2018
GRANTOR: ADVANTAGE HOME BUILDE	
GRANTEE: MCCHRISTIAN KATHLEE	
1976/0675	4/13/2015
GRANTOR: PRIVATE QUARTERS ACQU	
GRANTEE: ADVANTAGE HOME BUIL	

BUILDING NOTES	
BAS=[YR=2017] W16 FOP=[YR=2017] W19 S7 E19 N7\$ S7 W19 S33	
FGR=[YR=2017] W10 S10 E15 N10 W5\$ E5 S10 FOP=[YR=2017] S7	
E9 FGR=[YR=2017] S16 E21 N26 W4 S3 W17 S7\$ N7 W9\$ E26 N3 E4	
N47\$ PTR= E20 STR=[YR=2017] E8 FUS=[YR=2017] E6 N36 E16 S52	
W21 S1 FOP=[YR=2017] S4 W9 N4 E9\$ W9 N11 E8 N6\$ S6 W8 N6\$	
W20\$.	