LOT 16
IN OR 1888/754
DECL COV & RESTR OR 1458/887

WIMSETT CHARLES C & PAULINE
94034 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-168P-0016-0000

BUILDING CHARACTERISTICS

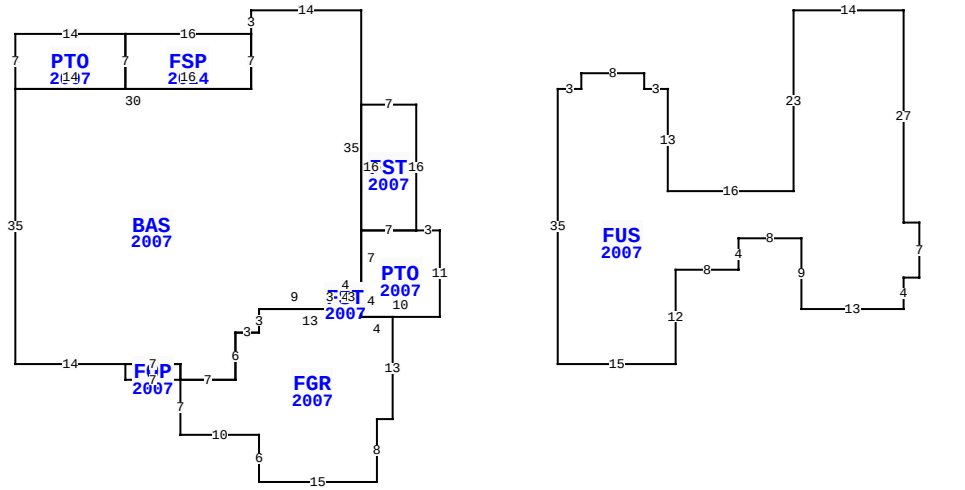
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,579	100	1,579	220,196
FGR	442	55	243	33,887
FOP	14	30	4	558
FSP	112	40	45	6,275
FST	12	55	7	976
FST	112	55	62	8,646
FUS	1,187	100	1,187	165,531
PTO	98	5	5	697
PTO	110	5	6	837
TOTALS	3,666		3,138	437,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,138	105.8000	150.76	473,085	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2766 HX Base Yr 2020



94034 HEMLOCK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,604
TOTAL MARKET OB/XF VALUE		10,217
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		507,821
SOH/AGL Deduction		212,442
ASSESSED VALUE		295,379
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,379
TOTAL JUST VALUE		507,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618167	NEW CONSTR	0	12/01/2006
C18167	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1888/0754	11/06/2013	WD	Q	I	02	280,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: WIMSETT CHARLES C &						
1577/1686	7/21/2008	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIVATE QUARTERS AC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14S3FSP=[YR=2014] W16 PTO=[YR=2007]
W14S7E14N7$S7E16N7$S7 W30S35E14FOP=[YR=2007] S2E7N2W7$E7S2
FGR=[YR=2007] S7E10S6E15N8E2N13W4N1
W13S3W3S6W7$E7N6E3N3E9FST=[YR=2007]
E4N3W4S3$N3E4PTO=[YR=2007] S4E10N11 W3FST=[YR=2007]
N16W7S16E7$W7S7$N35$ PTR=E25S10 FUS=[YR=2007] S35E15N12E8
N4E8S9E13N4E2N7W2N27W14S23W16 N13W3N2W8S2W3$ N10W25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0812	CONCRETE C	0	100	0	0	1,776.00	SF	4.00	4.00	100	2007	2007	3	89	6,323	
3	1126	CB/STC 8"	0	100	21	0	84.00	SF	8.00	8.00	100	2007	2007	3	89	598	
4	1075	TRELLIS G	0	100	10	8	80.00	SF	35.00	35.00	100	2007	2007	3	52	1,456	

LAND DESCRIPTION

TOTAL OB/XF 10,217

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	000140	C	SFR GOLF A	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS