

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

2024

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

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	3.50	96.50
1 TOWNHOUSE - 100% - 2022 Heated Area: 2506 HX Base Yr 2022											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		317,473	
TOTAL MARKET OB/XF VALUE		7,503	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		439,976	
SOH/AGL Deduction		41,568	
ASSESSED VALUE		398,408	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		348,408	
TOTAL JUST VALUE		439,976	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,804	

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 / V / RSN CD
2276/1325	5/14/2019	WD Q	I 01
GRANTOR:MANNING STACEY A			
GRANTEE:VAN SLAMBROUCK FAMI			
2186/0623	3/20/2018	WD Q	I 02
GRANTOR:ADVANTAGE HOME BULDE			
GRANTEE:MANNING STACEY A			

EXTRA FEATURES							94002 HEMLOCK CT, FERNANDINA BEACH				INC DATE						AG DATE	
L N	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	0811	CONCRETE B	0	100	48	16	768.00	SF	5.20	5.20	100	2016	2016	3	96	3,834		
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2016	2016	3	96	505		
3	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	2016	2016	3	96	437		
4	0911	SCRN RM A	0	100	19	10	190.00	SF	17.50	17.50	100	2018	2018	3	82	2,727		