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

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

2024

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

NASSAU COUNTY PROPERTY

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 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.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

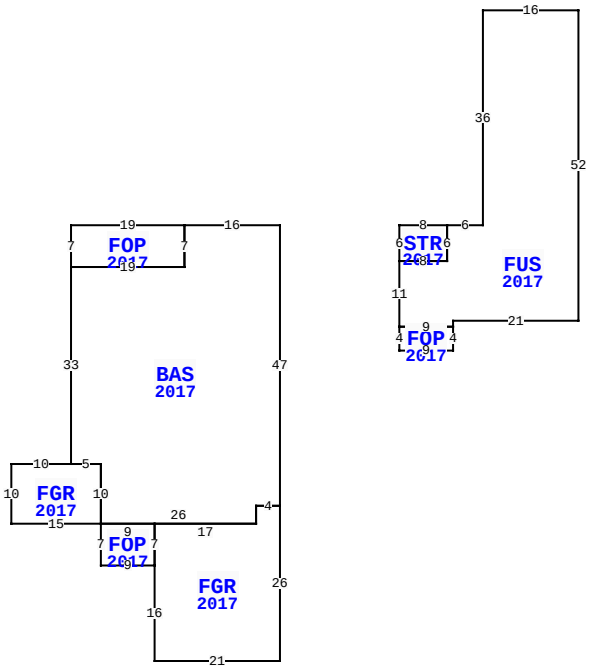
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1,555	169,087
FGR	150	55	82	8,916
FGR	495	55	272	29,576
FOP	36	30	11	1,196
FOP	63	30	19	2,066
FOP	133	30	40	4,349
FUS	1,017	100	1,017	110,586
STR	48	10	5	544
TOTALS	3,497		3,001	326,320

MARKET ADJUSTMENTS

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	0	3.00	97.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 2572 HX Base Yr 2020



94018 HEMLOCK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,320
TOTAL MARKET OB/XF VALUE		5,202
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		446,522
SOH/AGL Deduction		131,564
ASSESSED VALUE		314,958
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,958
TOTAL JUST VALUE		446,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,204

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	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0263	12/06/2018	WD	Q	I	02	320,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MCCHRISTIAN KATHLEE						
1976/0675	4/13/2015	SW	U	V	37	238,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0810	CONCRETE A	0	100	32	6	192.00	SF	6.50	6.50	100	2017	2017	3	97	1,211	
3	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	100	2017	2017	3	97	3,632	

LAND DESCRIPTION

TOTAL OB/XF 5,202

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS