

LOT 10
IN OR 2222/1721
DECL COV & RESTR OR 1458/887

GREY BOYD R &/CASHIO PAMELA M
94020 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-168P-0010-0000



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 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

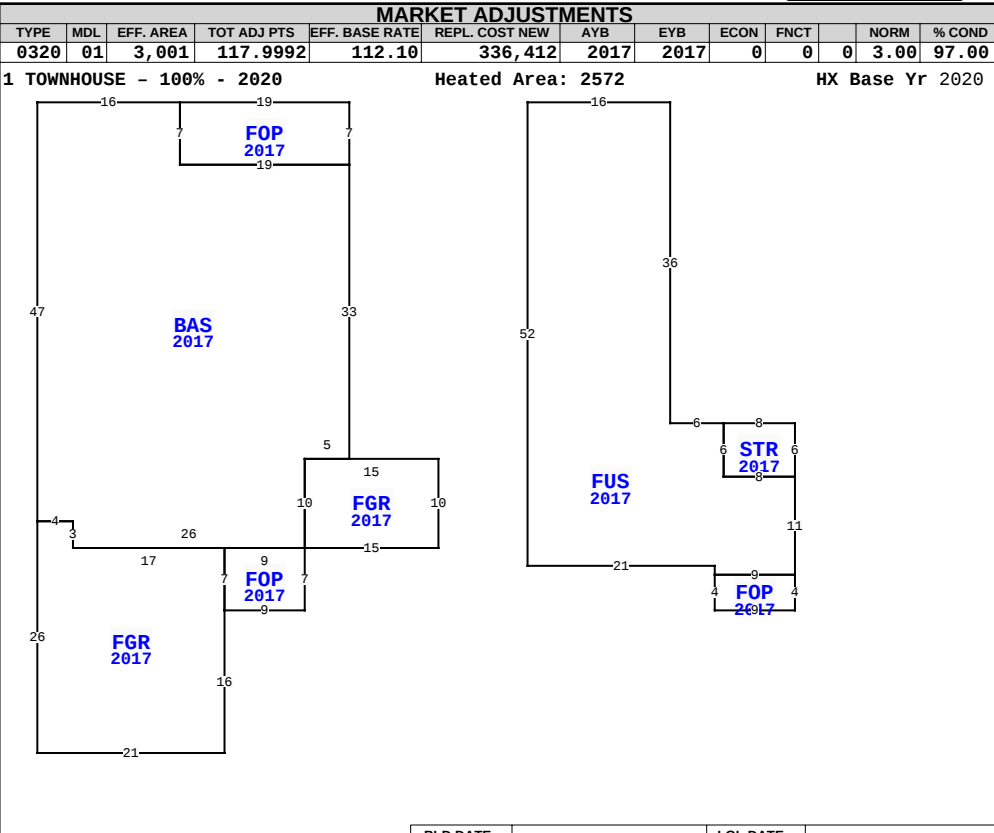
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1,555	169,087
FGR	150	55	82	8,916
FGR	495	55	272	29,576
FOP	36	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
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017
2	0810	CONCRETE A	0 100	35	6	210.00	SF	6.50	6.50	100	2017
3	0811	CONCRETE B	0 100	41	16	656.00	SF	5.20	5.20	100	2017



94020 HEMLOCK CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	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	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	35	6	210.00	SF	6.50	6.50	100	2017	2017	3	97	1,324	
3	0811	CONCRETE B	0 100	41	16	656.00	SF	5.20	5.20	100	2017	2017	3	97	3,309	

LAND DESCRIPTION										TOTAL OB/XF							4,992	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
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	

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE												326,320											
TOTAL MARKET OB/XF VALUE												4,992											
TOTAL LAND VALUE - MARKET												115,000											
TOTAL MARKET VALUE												446,312											
SOH/AGL Deduction												131,475											
ASSESSED VALUE												314,837											
TOTAL EXEMPTION VALUE												55,000											
BASE TAXABLE VALUE												259,837											
TOTAL JUST VALUE												446,312											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												392,994											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633127	CO ISSUED	0	09/10/2018
B1633127	NEW CONSTR	325,610	09/27/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2222/1721	9/10/2018	WD	Q	I	01	320,000	
GRANTOR: ADVANTAGE HOME BUILD							
GRANTEE: GREY BOYD R & PAMEL							
1976/0675	4/13/2015	SW	U	V	37	238,000	
GRANTOR: PRIVATE QUARTERS ACQ							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2017] W19 BAS=[YR=2017] W16 S47 FGR=[YR=2017] S26 E21 N16 FOP=[YR=2017] E9 N7 W9 S7\$ N7 W17 N3 W4\$ E4 S3 E26 FGR=[YR=2017] E15 N10 W15 S10\$ N10 E5 N33 W19 N7\$ S7 E19 N7\$ PTR=E20 FUS=[YR=2017] E16 S36 E6 STR=[YR=2017] E8 S6 W8 N6\$ S6 E8 S11 FOP=[YR=2017] S4 W9 N4 E9\$ W9 N1 W21 N52\$ W20\$.											