

LOT 14
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

SMITH WAYNE A & SHERRY L
94030 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-168P-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
Interior NEW	00	N/A 0		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
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	1,572	100	1,572	171,411
FGR	150	55	82	8,941
FGR	478	55	263	28,678
FOP	36	30	11	1,199
FOP	60	30	18	1,963
FOP	63	30	19	2,072
FOP	133	30	40	4,362
FUS	963	100	963	105,006
TOTALS	3,455		2,968	323,631

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,968	114.7740	109.04	323,631	2023	2023	0	0	0.00	100.00
1 TOWNHOUSE - 0% - 2024						Heated Area: 2535		HX Base Yr			
16 19 7 7 19 33 5 10 10 10 15 7 9 9 16 21 26 4 4 17 6 21 47 BAS 2024 FOP 2024 FGR 2024 FOP 2024 FGR 2024 15 4 4 31 7 8 10 8 4 21 9 4 47 FOP 2024 FUS 2024 FOP 2024											
BLD DATE						LGL DATE		04/18/2024			
XF DATE						LAND DATE		MLU			