

LOT 18
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

DAVIS RUSSELL E & SUSAN LORRAINE
94038 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-168P-0018-0000



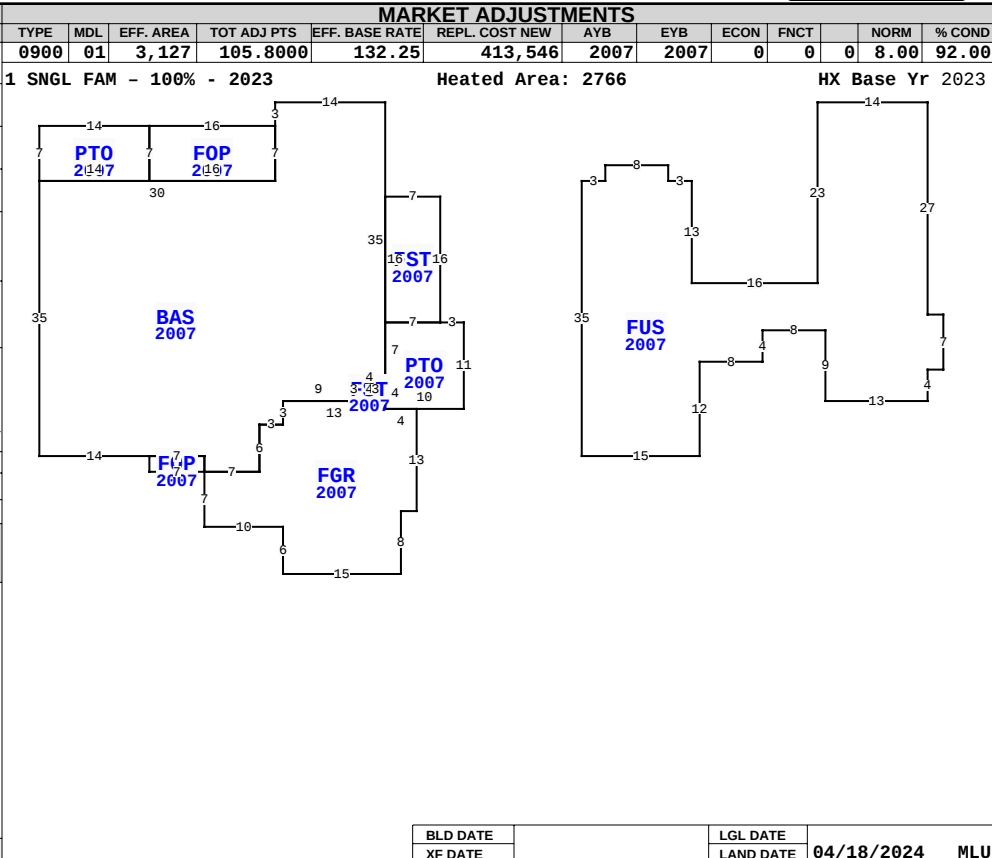
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	192,117
FGR	442	55	243	29,566
FOP	14	30	4	487
FOP	112	30	34	4,137
FST	12	55	7	852
FST	112	55	62	7,544
FUS	1,187	100	1,187	144,423
PTO	98	5	5	608
PTO	110	5	6	730
TOTALS	3,666		3,127	380,462

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	975.00	SF	4.00	4.00
3	1126	CB/STC 8"	0 100	8	0	32.00	SF	8.00	8.00
4	1075	TRELLIS G	0 100	10	8	80.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



94038 HEMLOCK CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,462	
TOTAL MARKET OB/XF VALUE		6,821	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		502,283	
SOH/AGL Deduction		0	
ASSESSED VALUE		502,283	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		452,283	
TOTAL JUST VALUE		502,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,065	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18169	NEW CONSTR	0	12/01/2006
C18169	CO ISSUED	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1783	10/01/2021	WD	Q	I	01	541,000
GRANTOR: ZAGAJESKI CHRISTOPHER						
GRANTEE: DAVIS RUSSELL EDWAR						
2198/1891	5/18/2018	WD	Q	I	01	357,000
GRANTOR: TSO AMY Y TRUSTEE						
GRANTEE: ZAGAJESKI CHRISTOPH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14S3FOP=[YR=2007] W16 PTO=[YR=2007] W14S7E14N7S\$7E16N7S\$7 W30S35E14FOP=[YR=2007] S2E7N2W7E7S2 FGR=[YR=2007] S7E10S6E15N8E2N13W4N1 W13S3W3S6W7E7N6E3N3E9FST=[YR=2007] E4N3W4S3N3E4PTO=[YR=2007] S4E10N11 W3FST=[YR=2007] N16W7S16E7\$W7S7\$N35\$ PTR=E25S10 FUS=[YR=2007] S35E15N12E8 N4E8S9E13N4E2N7W2N27W14S23W16 N13W3N2W8S2W3\$ N10W25\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
6,821									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00