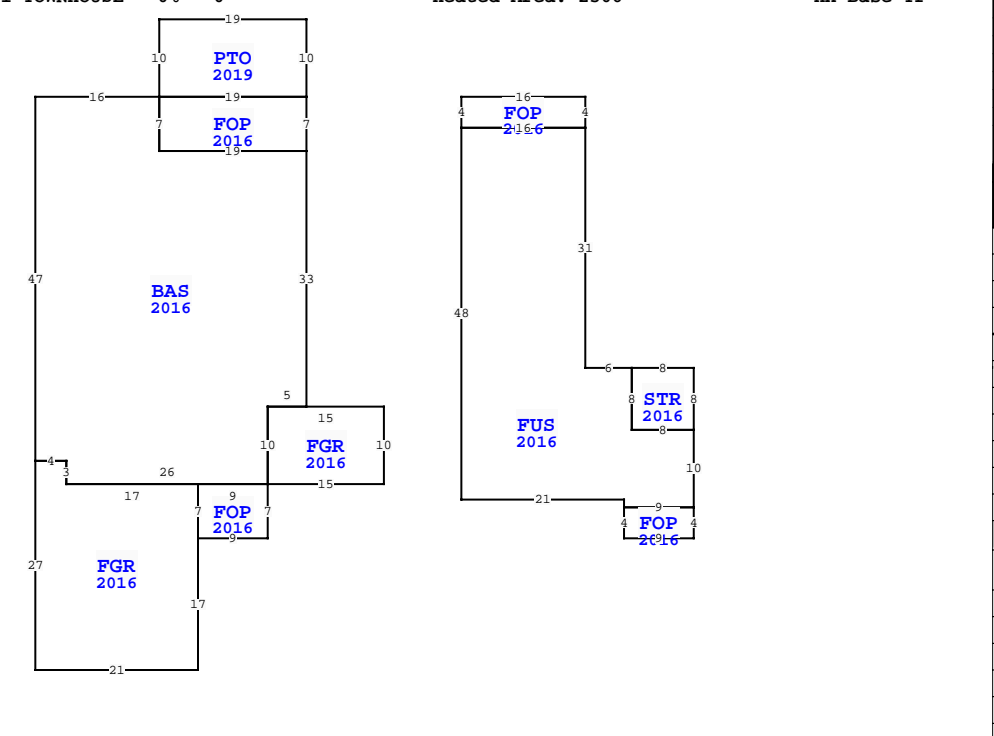


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0	116.32	346,285	2016	2016	0	0	0	4.00	96.00



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	2016	1,555	173,643
FGR	150	55	2016	82	9,156
FGR	516	55	2016	284	31,714
FOP	36	30	2016	11	1,229
FOP	63	30	2016	19	2,122
FOP	64	30	2016	19	2,122
FOP	133	30	2016	40	4,467
FUS	951	100	2016	951	106,195
PTO	190	5	2019	10	1,116
STR	64	10	2016	6	670
TOTALS	3,722			2,977	332,434

94004 HEMLOCK CT, FERNANDINA BEACH

BLD DATE	01/11/2017	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

EXTRA FEATURES																	
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	0	39	16	624.00	SF	5.20	5.20	100	2016	2016	3	95	3,083	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2016	2016	3	95	500	
3	0810	CONCRETE A	0	0	10	7	70.00	SF	6.50	6.50	100	2016	2016	3	95	432	
4	0911	SCRN RM A	0	0	19	10	190.00	SF	17.50	17.50	100	2018	2018	3	78	2,594	

TOTAL OB/XF												
6,609												

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

TOTAL OB/XF												
6,609												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		332,434	
TOTAL MARKET OB/XF VALUE		6,609	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		459,043	
SOH/AGL Deduction		15,602	
ASSESSED VALUE		443,441	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		443,441	
TOTAL JUST VALUE		459,043	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809502	SCRN ENCLSRE	6,692	09/18/2018
C1531293	CO ISSUED	0	06/01/2017
B1531293	NEW CONSTR	319,919	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1807	4/04/2018	WD Q	I	01		290,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HUGHES SCOTT B & TE						
1976/0675	4/13/2015	SW U	V	37		238,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2019] N10 W19 S10 E19\$ FOP=[YR=2016] W19												
BAS=[YR=2016] W16 S47 FGR=[YR=2016] S27 E21 N17												
FOP=[YR=2016] E9 N7 W9 S7\$ N7 W17 N3 W4\$ E4 S3 E26												
FGR=[YR=2016] E15 N10 W15 S10\$ N10 E5 N33 W19 N7\$ S7 E19 N7\$												
PTR=E20 FOP=[YR=2016] E16 S4 FUS=[YR=2016] S31 E6												
STR=[YR=2016] E8 S8 W8 N8\$ S8 E8 S10 FOP=[YR=2016] S4 W9 N4												
E9\$ W9 N1 W21 N48 E16\$ W16 N4\$ W20\$.												