

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

SCARECROW ANSC OPERATING GROUP
 1919 BLANDING BLVD
 JACKSONVILLE, FL 32210

2025

26-2N-28-168P-0007-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																	VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 120,000 TOTAL MARKET VALUE 120,000 SOH/AGL Deduction 47,400 ASSESSED VALUE 72,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,600 TOTAL JUST VALUE 120,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 115,000																		
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION		AMT	ISSUED												
MAP NUM						MKT AREA				04												B230008695				456,708	07/07/2023								
NEIGHBORHOOD/LOC 4042.00																SALES DATA																			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE											
																		2590/0232	9/08/2022	SW U	V I	30	750,300												
GRANTOR: HEMLOCK LAND TRUST																GRANTEE: HEMLOCK LAND TRUST																			
GRANTOR: ADVANTAGE HOME BUILDE																GRANTEE: SCARECROW ANSC OPER																			
2480/0028						7/15/2021				WD Q		V I		05		330,000																			
TOTALS						94014 HEMLOCK CT, FERNANDINA BEACH										BLD DATE		LGL DATE		05/08/2025	MLU														
EXTRA FEATURES																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	BUILDING NOTES																			
																BUILDING DIMENSIONS																			
LAND DESCRIPTION																TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000																		
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS																																			