

LOT 9
IN OR 2242/263
DECL COV & RESTR OR 1458/887

MCCHRISTIAN KATHLEEN M & BRIAN
94018 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-168P-0009-0000



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			
NEIGHBORHOOD/LOC	4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	2017	1,555	177,068
FGR	150	55	2017	82	9,337
FGR	495	55	2017	272	30,973
FOP	36	30	2017	11	1,253
FOP	63	30	2017	19	2,164
FOP	133	30	2017	40	4,555
FUS	1,017	100	2017	1,017	115,806
STR	48	10	2017	5	569
TOTALS	3,497			3,001	341,724

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	3,001	117.9992	118.00	354,118	2017	2017	0	0	0	3.50	96.50
1 TOWNHOUSE - 100% - 2020						Heated Area: 2572			HX Base Yr 2020			
												