



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									
																	<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 162 TOTAL MARKET VALUE 162 SOH/AGL Deduction 0 ASSESSED VALUE 162 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 162 TOTAL JUST VALUE 162 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 162										
DOR CODE 9400 RIGHTS-OF-WAY																<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4042.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1850/0323 4/05/2013 QC U V 11 100 GRANTOR: PRIVATE QUARTERS ACQU GRANTEE: PRIVATE QUARTERS CL 1577/1686 7/21/2008 CT U V 14 100 GRANTOR: CLERK OF COURT GRANTEE: PRIVATE QUARTERS AC											
TOTALS																											
EXTRA FEATURES						94000 HEMLOCK CT, FERNANDINA BEACH																					
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												
																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>										
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	009400	C	RIGHT-OF-WAY	0		PUD	0.00	0.00	1.62	AC		1.00	1.00	1.00	100.00	100.00	162										
REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.62 Total Land Value: 162 Market: 0 Agricultural: 0 Common: 162 PRINTED 07/30/2025 BY SYS																											