LOT 10
IN OR 2222/1721
DECL COV & RESTR OR 1458/887

GREY BOYD R &/CASHIO PAMELA M
94020 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-168P-0010-0000

BUILDING CHARACTERISTICS

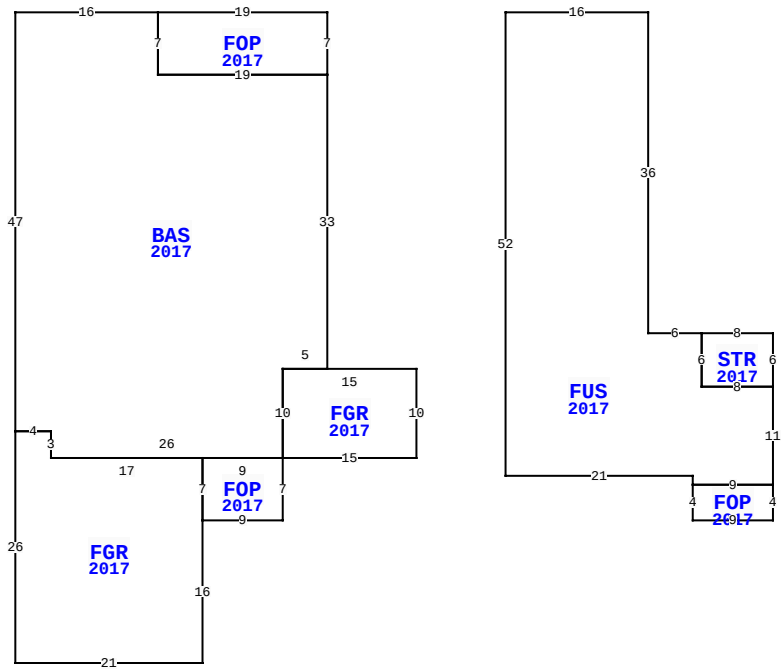
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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



94020 HEMLOCK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,724
TOTAL MARKET OB/XF VALUE		4,941
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		466,665
SOH/AGL Deduction		142,698
ASSESSED VALUE		323,967
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		268,245
TOTAL JUST VALUE		466,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633127	CO ISSUED	0	09/10/2018
B1633127	NEW CONSTR	325,610	09/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/1721	9/10/2018	WD	Q	I	01	320,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GREY BOYD R & PAMEL						
1976/0675	4/13/2015	SW	U	V	37	238,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W19 BAS=[YR=2017] W16 S47 FGR=[YR=2017] S26 E21 N16 FOP=[YR=2017] E9 N7 W9 S7$ N7 W17 N3 W4$ E4 S3 E26 FGR=[YR=2017] E15 N10 W15 S10$ N10 E5 N33 W19 N7$ S7 E19 N 7$ PTR=E20 FUS=[YR=2017] E16 S36 E6 STR=[YR=2017] E8 S6 W8 N6$ S6 E8 S11 FOP=[YR=2017] S4 W9 N4 E9$ W9 N1 W21 N52$ W20$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	
2	0810	CONCRETE A	0	100	35	6	210.00	SF	6.50	6.50	100	2017	2017	3	96	1,310	
3	0811	CONCRETE B	0	100	41	16	656.00	SF	5.20	5.20	100	2017	2017	3	96	3,275	

LAND DESCRIPTION

TOTAL OB/XF 4,941

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS