LOT 15
IN OR 1883/1881
DECL COV & RESTR OR 1458/887

SMITH DONALD F & BEVERLY T
94032 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-168P-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03

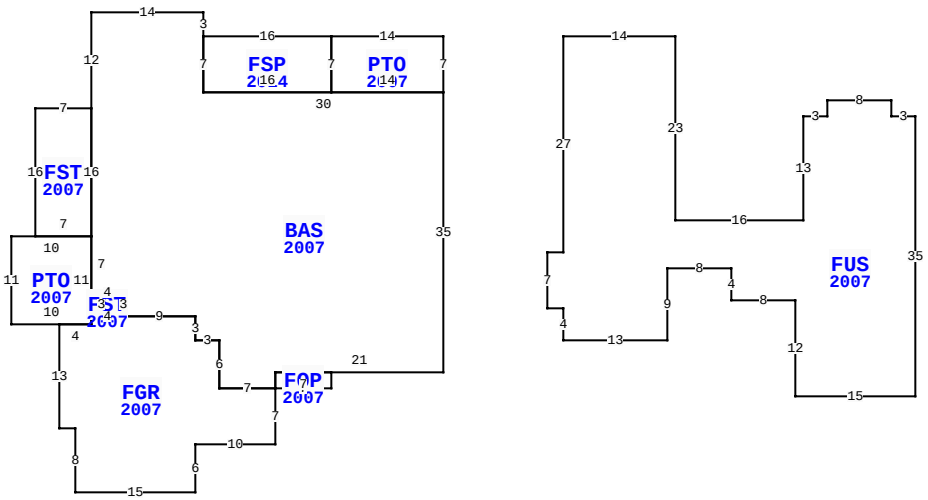
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	2007	1,579	201,779
FGR	442	55	2007	243	31,052
FOP	14	30	2007	4	511
FSP	112	40	2014	45	5,751
FST	12	55	2007	7	895
FST	112	55	2007	62	7,923
FUS	1,187	100	2007	1,187	151,685
PTO	98	5	2007	5	639
PTO	110	5	2007	6	767
TOTALS	3,666			3,138	401,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,138	105.8000	139.66	438,253	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2014 Heated Area: 2766 HX Base Yr 2014



94032 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		401,001
TOTAL MARKET OB/XF VALUE		11,826
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		532,827
SOH/AGL Deduction		193,462
ASSESSED VALUE		339,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,643
TOTAL JUST VALUE		532,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618166	NEW CONSTR	0	01/01/2006
C18166	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1883/1881	10/07/2013	WD	Q	I	02	280,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: SMITH DONALD F & BE						
1577/1686	7/21/2008	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIVATE QUARTERS AC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W14FSP=[YR=2014] W16BAS=[YR=2007]
N3W14S12FST=[YR=2007] W7S16E7N16$S16 PTO=[YR=2007]
W10S11E10N11$S7 FST=[YR=2007] S3E4N3W4$E4S3FGR=[YR=2007]
W4S1W4S13E2S8E15N6E10N7W7N6W3 N3W9$E9S3E3S6E7FOP=[YR=2007]
E7N2W7 S2$N2E21N35W30N7$S7E16N7$S7E14 N7$ PTR=E15
FUS=[YR=2007] S27W2S7E2 S4E13N9E8S4E8S12E15N35W3N2W8S2
W3S13W16N23W14$ W15$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0	2,359.00	SF	4.00	4.00	100	2007	2007	3	87	8,209	
3	1126	CB/STC 8"	0	100	21	0	84.00	SF	8.00	8.00	100	2007	2007	3	87	585	
4	1075	TRELLIS G	0	100	10	8	80.00	SF	35.00	35.00	100	2007	2007	3	44	1,232	

LAND DESCRIPTION

TOTAL OB/XF 11,826

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	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 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS