

WIMSETT CHARLES C & PAULINE
94034 HEMLOCK CT
FERNANDINA BEACH, FL 32034

26-2N-28-168P-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		16	WD FR STUC 100							0900	01	3,138	105.8000	139.66	438,253	2007	2007		0	0	8.50	91.50	VALUATION BY								
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2020														STANDARD							
Roof Cover		03	COMP SHNGL 100							Heated Area: 2766														Tax Group: 4							
Interior Wall		05	DRYWALL 100							HX Base Yr 2020														Tax Dist:							
Interior Floo		12	HARDWOOD 60																					BUILDING MARKET VALUE							
Interior Floo		14	CARPET 40																					TOTAL MARKET OB/XF VALUE							
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET							
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE							
Bedrooms			3 100																					SOH/AGL Deduction							
Bathrooms			3.5 100																					ASSESSED VALUE							
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE							
Stories		2.	2. 100																					BASE TAXABLE VALUE							
Units		0	0 100																					TOTAL JUST VALUE							
Occupancy		00	NONE 100																					NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
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																									
EXTRA FEATURES						94034 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														
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	1,776.00	SF	4.00	4.00	100	2007	2007	3	87	6,180															
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										9,797											
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														
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