

LOT 17  
IN OR 1887/877  
DECL COV & RESTR OR 1458/887

FAINER FAMILY REVOCABLE LIVING TRUST/FAINER JAMES  
94036 HEMLOCK CT  
FERNANDINA BEACH, FL 32034

2025

26-2N-28-168P-0017-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 60    |
| Interior Floor           | 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       |

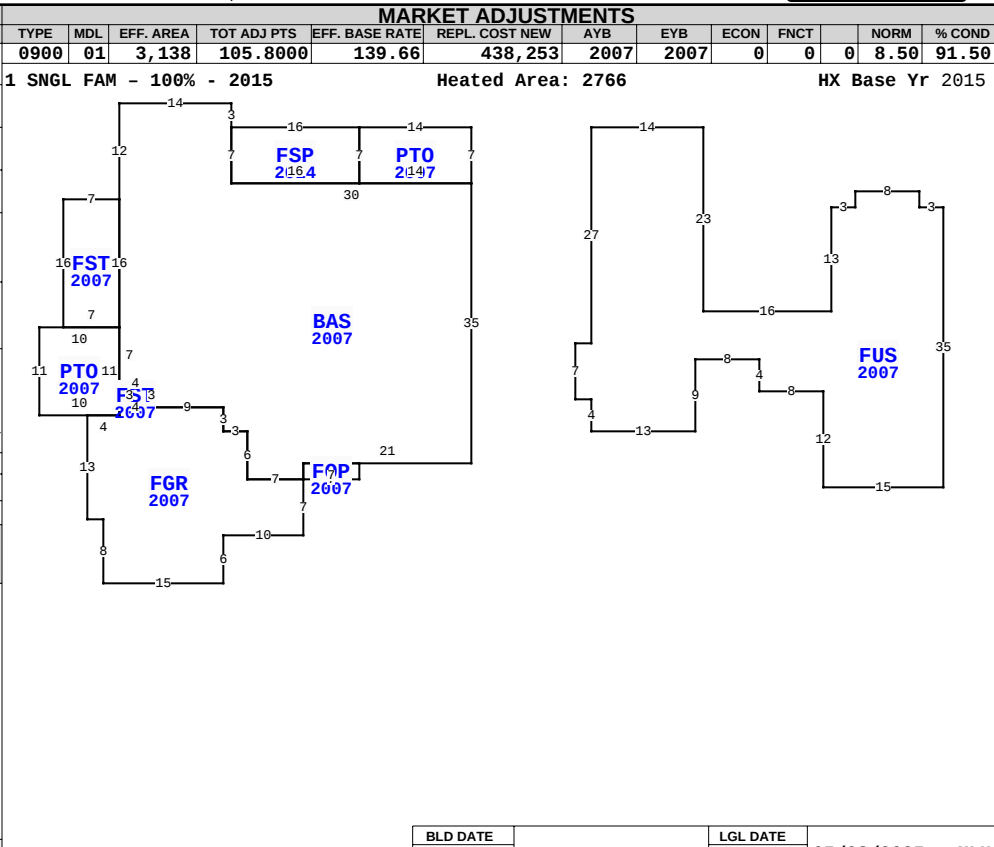
|                  |         |                  |
|------------------|---------|------------------|
|                  |         |                  |
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
| NEIGHBORHOOD/LOC | 4042.00 | 04               |

| 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 |            |             |     |     |    |   |          |    |          |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,027.00 | SF | 4.00     |
| 3              | 1126       | CB/STC 8"   | 0   | 100 | 8  | 0 | 32.00    | SF | 8.00     |
| 4              | 1075       | TRELLIS G   | 0   | 100 | 10 | 8 | 80.00    | SF | 35.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000140   | C   | RES GOLF             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 11/18/2019 BY KWA



94036 HEMLOCK CT, FERNANDINA BEACH

| TOTAL OB/XF |            |             |     |     |    |   |          |    |          |
|-------------|------------|-------------|-----|-----|----|---|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    |
| 1           | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0 | 1.00     | UT | 2,000.00 |
| 2           | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,027.00 | SF | 4.00     |
| 3           | 1126       | CB/STC 8"   | 0   | 100 | 8  | 0 | 32.00    | SF | 8.00     |
| 4           | 1075       | TRELLIS G   | 0   | 100 | 10 | 8 | 80.00    | SF | 35.00    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000140   | C   | RES GOLF             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 401,001   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 6,829     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 120,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 527,830   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 168,769   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 359,061   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 308,339   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 527,830   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 503,804   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B0618168   | NEW CONSTR  | 0   | 12/01/2006 |
| C18168     | CO ISSUED   | 0   | 12/01/2006 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1887/0877                      | 10/31/2013 | WD           | Q      | I      | 02        | 285,000       |
| GRANTOR: PRIVATE QUARTERS ACQU |            |              |        |        |           |               |
| GRANTEE: FAINER JAMES & SAND   |            |              |        |        |           |               |
| 1577/1686                      | 7/21/2008  | CT           | U      | V      | 14        | 100           |
| GRANTOR: CLERK OF COURT        |            |              |        |        |           |               |
| GRANTEE: PRIVATE QUARTERS AC   |            |              |        |        |           |               |

| BUILDING NOTES                                            |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2007] W14FSP=[YR=2014] W16BAS=[YR=2007]           |  |  |  |  |  |  |  |  |  |
| N3W14S12FST=[YR=2007] W7S16E7N16S16 PTO=[YR=2007]         |  |  |  |  |  |  |  |  |  |
| W10S11E10N11S7 FST=[YR=2007] S3E4N3W4S4S3FGR=[YR=2007]    |  |  |  |  |  |  |  |  |  |
| W4S1W4S13E2S8E15N6E10N7W7N6W3 N3W9S9S3E3S6E7FOP=[YR=2007] |  |  |  |  |  |  |  |  |  |
| E7N2W7 S2S2E2N2N3S3W3N7S7E16N7S7E14 N7\$ PTR=E15          |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2007] S27W2S7E2 S4E13N9E8S4E8S12E15N3S3N2W8S2     |  |  |  |  |  |  |  |  |  |
| W3S13W16N23W14\$ W15\$.                                   |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO=[YR=2007] W14FSP=[YR=2014] W16BAS=[YR=2007]           |  |  |  |  |  |  |  |  |  |
| N3W14S12FST=[YR=2007] W7S16E7N16S16 PTO=[YR=2007]         |  |  |  |  |  |  |  |  |  |
| W10S11E10N11S7 FST=[YR=2007] S3E4N3W4S4S3FGR=[YR=2007]    |  |  |  |  |  |  |  |  |  |
| W4S1W4S13E2S8E15N6E10N7W7N6W3 N3W9S9S3E3S6E7FOP=[YR=2007] |  |  |  |  |  |  |  |  |  |
| E7N2W7 S2S2E2N2N3S3W3N7S7E16N7S7E14 N7\$ PTR=E15          |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2007] S27W2S7E2 S4E13N9E8S4E8S12E15N3S3N2W8S2     |  |  |  |  |  |  |  |  |  |
| W3S13W16N23W14\$ W15\$.                                   |  |  |  |  |  |  |  |  |  |

PRINTED 07/30/2025 BY SYS