

LOT 18
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

SOCIE CRAIG & KAREN C
94038 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-168P-0018-0000



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
FOP	112	30	2007	34	4,344
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			3,127	399,596

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	975.00	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,127	105.8000	139.66	436,717	2007	2007	0	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2023 Heated Area: 2766 HX Base Yr 2023													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/08/2025 MLU													

94038 HEMLOCK CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
399,596									
TOTAL MARKET OB/XF VALUE									
6,648									
TOTAL LAND VALUE - MARKET									
120,000									
TOTAL MARKET VALUE									
526,244									
SOH/AGL Deduction									
9,395									
ASSESSED VALUE									
516,849									
TOTAL EXEMPTION VALUE HX HB									
50,722									
BASE TAXABLE VALUE									
466,127									
TOTAL JUST VALUE									
526,244									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
502,283									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18169	NEW CONSTR	0	12/01/2006
C18169	CO ISSUED	0	12/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2784/1066	4/30/2025	WD	Q	I	01	757,000	
GRANTOR:DAVIS RUSSELL E & SUS							
GRANTEE:SOCIE CRAIG & KAREN							
2505/1783	10/01/2021	WD	Q	I	01	541,000	
GRANTOR:ZAGAJESKI CHRISTOPHER							
GRANTEE:DAVIS RUSSELL EDWAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14S3FOP=[YR=2007] W16 PTO=[YR=2007] W14S7E14N7\$S7E16N7\$S7 W30S35E14FOP=[YR=2007] S2E7N2W7E7S2 FGR=[YR=2007] S7E10S6E15N8E2N13W4N1 W13S3W3S6W7\$E7N6E3N3E9FST=[YR=2007] E4N3W4S3N3E4PTO=[YR=2007] S4E10N11 W3FST=[YR=2007] N16W7S16E7\$W7S7\$N35\$ PTR=E25S10 FUS=[YR=2007] S35E15N12E8 N4E8S9E13N4E2N7W2N27W14S23W16 N13W3N2W8S2W3\$ N10W25\$.									

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