LOT 19
(TIMESHARE PROPERTY)
DECL COV & RESTR OR 1458/887

GONSALVES GLENN J & KAVITA
889 HAYES ST
BALDWIN, NY 11510

2025

26-2N-28-168P-0019-0000

BUILDING CHARACTERISTICS

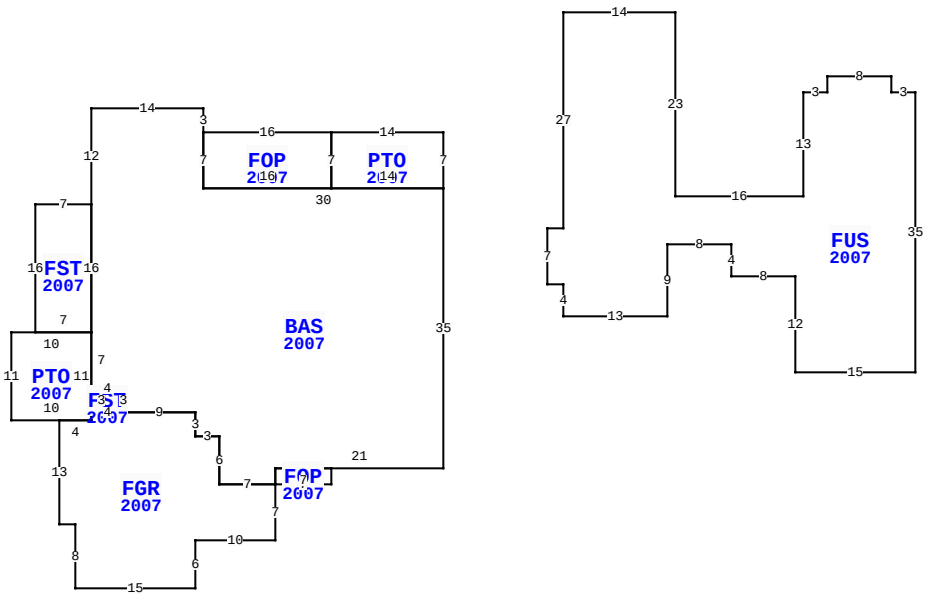
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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

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 – 0% - 0 Heated Area: 2766 HX Base Yr



94040 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	399,596
TOTAL MARKET OB/XF VALUE	9,655
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	529,251
SOH/AGL Deduction	26,760
ASSESSED VALUE	502,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,491
TOTAL JUST VALUE	529,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17663	CO ISSUED	0	05/01/2006
B17663	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1876/0976	8/23/2013	WD	Q	I	02	287,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: GONSALVES GLENN JOS						
1833/0199	12/27/2012	WD	U	I	16	100
GRANTOR: N O O N GROUP LLC						
GRANTEE: PRIVATE QUARTERS AC						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	0	0	0	1,859.00	SF	4.00	4.00	100	2006	2006	3	86	6,395	
3	1126	CB/STC 8"	0	0	9	0	36.00	SF	8.00	8.00	100	2006	2006	3	86	248	
4	1075	TRELLIS G	0	0	10	8	80.00	SF	35.00	35.00	100	2007	2007	3	44	1,232	

BUILDING DIMENSIONS

PTO=[YR=2007] W14FOP=[YR=2007] 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=N15E15
FUS=[YR=2007] S27W2S7 E2S4E13N9E8S4E8S12E15N35W3N2W8
S2W3S13W16N23W14$ W15S15$.

LAND DESCRIPTION

TOTAL OB/XF 9,655

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	0		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