LOT 20
(TIMESHARE PROPERTY)
DECL COV & RESTR OR 1458/887

SELLERS BENJAMIN L & SUSAN M
94042 HEMLOCK COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-168P-0020-0000

BUILDING CHARACTERISTICS

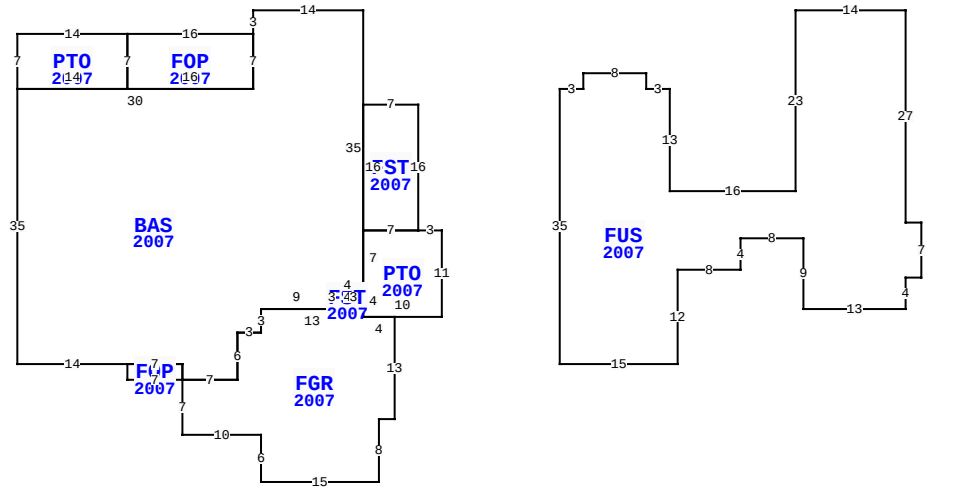
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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 – 100% - 2015 Heated Area: 2766 HX Base Yr 2015



94042 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		11,967
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		531,563
SOH/AGL Deduction		171,893
ASSESSED VALUE		359,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,948
TOTAL JUST VALUE		531,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17662	CO ISSUED	0	05/01/2006
B17662	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0899	4/11/2013	WD	Q	I	02	300,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: SELLERS BENJAMIN L						
1820/0285	10/15/2012	QC	U	I	11	10,000
GRANTOR: SINGER IRIS B						
GRANTEE: PRIVATE QUARTERS AC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14S3FOP=[YR=2007] W16 PTO=[YR=2007]
W14S7E14N7$S7E16N7$S7 W30S35E14FOP=[YR=2007] S2E7N2W7$E7S2
FGR=[YR=2007] S7E10S6E15N8E2N13W4N1
W13S3W3S6W7$E7N6E3N3E9FST=[YR=2007]
E4N3W4S3$N3E4PTO=[YR=2007] S4E10N11 W3FST=[YR=2007]
N16W7S16E7$W7S7$N35$ PTR=E25S10 FUS=[YR=2007] S35E15N12E8
N4E8S9E13N4E2N7W2N27W14S23W16 N13W3N2W8S2W3$ N10W25$.

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	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	2,531.00	SF	4.00	4.00	100	2006	2006	3	86	8,707	
3	1126	CB/STC 8"	0	100	9	0	36.00	SF	8.00	8.00	100	2006	2006	3	86	248	
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 11,967

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	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							

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