

LOT 1
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

VANSLAMBROUCK FAMILY REV TRUST/VAN SLAMBROUCK JAME
94002 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-168P-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06
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	1,555	100	2016	1,555	232,496
FGR	150	55	2016	82	12,260
FGR	516	55	2016	284	42,462
FOP	36	30	2016	11	1,645
FOP	63	30	2016	19	2,841
FOP	64	30	2016	19	2,841
FOP	133	30	2016	40	5,980
FUS	951	100	2016	951	142,189
PTO	190	5	2019	10	1,496
STR	64	10	2016	6	897
TOTALS	3,722			2,977	445,105

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

4	0911	SCRN RM A	0	100	19	10	190.00	SF	18.00		18.00	100	2018	2018	3	74	2,531	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000310	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	11	2,977	149.1075	156.56	466,079	2016	2016	0	0	0	4.50	95.50	
1 TOWNHOUSE 100% - 2022 Heated Area: 2506 HX Base Yr 2022													
94002 HEMLOCK CT, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		445,105	
TOTAL MARKET OB/XF VALUE		2,531	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		567,636	
SOH/AGL Deduction		146,605	
ASSESSED VALUE		421,031	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		369,620	
TOTAL JUST VALUE		567,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805685	SCRN ENCLSR	4,684	06/05/2018
B1531294	CO ISSUED	0	12/14/2016
B1531294	NEW CONSTR	319,919	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1325	5/14/2019	WD	Q	I	01	335,000
GRANTOR:MANNING STACEY A						
GRANTEE:VAN SLAMBROUCK FAMI						
2186/0623	3/20/2018	WD	Q	I	02	299,000
GRANTOR:ADVANTAGE HOME BUILDE						
GRANTEE:MANNING STACEY A						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2016] W16 PTO=[YR=2019] N10 W19 S10 E19\$ FOP=[YR=2016] W19 S7 E19 N7\$ S7 W19 S33 FGR=[YR=2016] W10 S10 E15 N10 W5\$ E5 S10 FOP=[YR=2016] S7 E9 FGR=[YR=2016] S17 E21 N27 W4 S3 W17 S7\$ N7 W9\$ E26 N3 E4 N47\$ PTR= E20 STR=[YR=2016] E8 FUS=[YR=2016] E6 N31 FOP=[YR=2016] N4 E16 S4 W16\$ E16 S48 W21 S1 FOP=[YR=2016] S4 W9 N4 E9\$ W9 N10 E8 N8\$ S8 W8 N8\$ W20\$.		