

LOT 16
IN OR 1888/754
DECL COV & RESTR OR 1458/887

WIMSETT CHARLES C & PAULINE
94034 HEMLOCK CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-168P-0016-0000



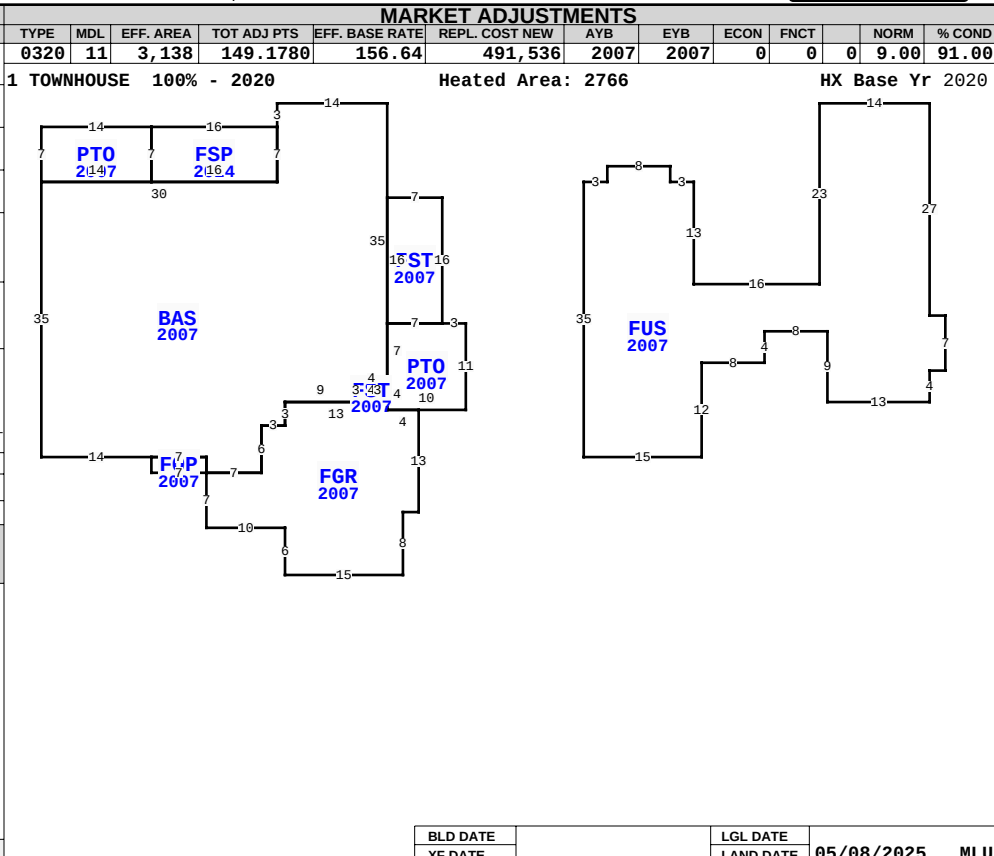
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,579	100	2007	1,579	225,075
FGR	442	55	2007	243	34,638
FOP	14	30	2007	4	571
FSP	112	40	2014	45	6,415
FST	12	55	2007	7	997
FST	112	55	2007	62	8,838
FUS	1,187	100	2007	1,187	169,198
PTO	98	5	2007	5	713
PTO	110	5	2007	6	855
TOTALS	3,666			3,138	447,298

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
3	1126	CB/STC 8"	0	100	21	0	84.00	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



94034 HEMLOCK CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	447,298		
TOTAL MARKET OB/XF VALUE	3,478		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	570,776		
SOH/AGL Deduction	249,260		
ASSESSED VALUE	321,516		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	270,105		
TOTAL JUST VALUE	570,776		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	530,798		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618167	NEW CONSTR	0	12/01/2006
C18167	CO ISSUED	0	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1888/0754	11/06/2013	WD Q	I	02	
GRANTOR: PRIVATE QUARTERS ACQU					
GRANTEE: WIMSETT CHARLES C &					
1577/1686	7/21/2008	CT U	V	14	100
GRANTOR: CLERK OF COURT					
GRANTEE: PRIVATE QUARTERS AC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14S3FSP=[YR=2014] W16 PTO=[YR=2007] W14S7E14N7S\$7E16N7S\$7 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