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

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

2026

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

BUILDING CHARACTERISTICS

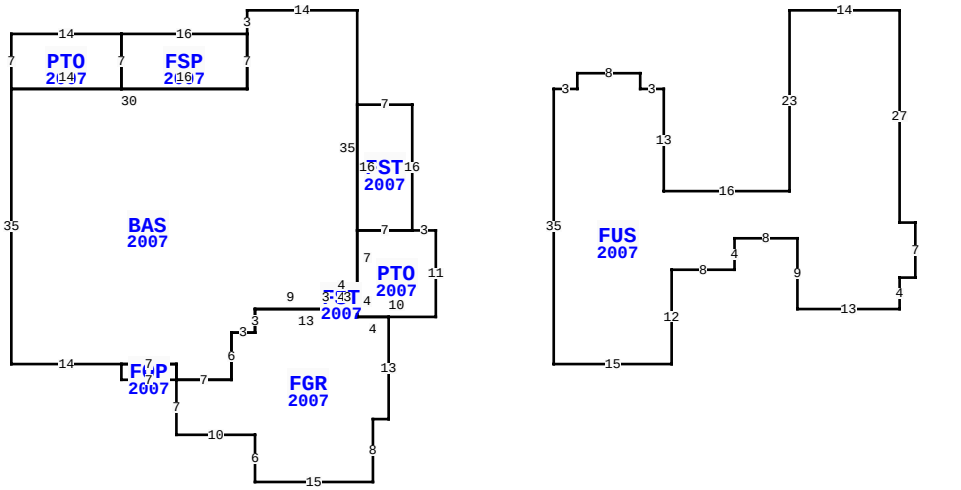
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	235,248
FGR	442	55	2007	243	36,203
FOP	14	30	2007	4	596
FSP	112	40	2007	45	6,704
FST	12	55	2007	7	1,043
FST	112	55	2007	62	9,237
FUS	1,187	100	2007	1,187	176,846
PTO	98	5	2007	5	745
PTO	110	5	2007	6	894
TOTALS	3,666			3,138	467,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,138	155.9234	163.72	513,753	2007	2007	0	0	0	9.00	91.00

1 TOWNHOUSE 100% - 2026 Heated Area: 2766 HX Base Yr 2026



94038 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		467,515
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		590,415
SOH/AGL Deduction		0
ASSESSED VALUE		590,415
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		539,004
TOTAL JUST VALUE		590,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012893	REMODEL KTA	100,000	11/21/2025
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

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
4	1075	TRELLIS G	0	100	10	8	80.00	SF	35.00	35.00	100	2007	2007	3	40	1,120	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W14 S3 S7 W30 S35 E14 E7 S2 E7 N6 E3 N3 E9 N3 E4 N35 $
FUS=[YR=2007;ORIG=25,10] S35 E15 N12 E8 N4 E8 S9 E13 N4 E2 N7 W2 N27 W14 S23 W16 N13 W3 N2 W8 S2 W3 $
FGR=[YR=2007;ORIG=-23,47] S7 E10 S6 E15 N8 E2 N13 W4 N1 W13 S3 W3 S6 W7 $
FSP=[YR=2007;ORIG=-14,3] W16 S7 E16 N7 $
FST=[YR=2007;ORIG=7,28] N16 W7 S16 E7 $
PTO=[YR=2007;ORIG=0,35] S4 E10 N11 W3 W7 S7 $
PTO=[YR=2007;ORIG=-30,3] W14 S7 E14 N7 $
FOP=[YR=2007;ORIG=-30,45] S2 E7 N2 W7 $
FST=[YR=2007;ORIG=-4,38] E4 N3 W4 S3 $

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS