

DUNCKEL DARYL/TAYLOR TAMI
94040 HEMLOCK CT
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo13CARPET 40

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3.5100

Frame02WOOD FRAME 100

Stories2.

Units2.100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,57910020071,579225,075

FGR44255200724334,638

FOP143020074571

FOP112302007344,847

FST125520077997

FST112552007628,838

FUS1,18710020071,187169,198

PTO98520075713

PTO110520076855

TOTALS3,6663,127445,730

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200620063881,760

31126CB/STC 8"01009036.00SF8.008.0010020062006384242

41075TRELLIS G010010880.00SF35.0035.00100200720073401,120

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000140CRESGOLF100PUD0.000.001.00LT1.001.001.00120,000.00120,000.00120,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % CONDD

0320113,127149.1780156.64489,81320072007009.0091.00

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

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE445,730

TOTAL MARKET OB/XF VALUE3,122

TOTAL LAND VALUE - MARKET120,000

TOTAL MARKET VALUE568,852

SOH/AGL Deduction0

ASSESSED VALUE568,852

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE517,441

TOTAL JUST VALUE568,852

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE529,251

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U I V I RSN CD SALE PRICE

2836/8612/10/2025WDQI02735,000

GRANTOR: GONSALVES GLENN J & K

GRANTEE: DUNCKEL DARYL

1876/09768/23/2013WDQI02287,000

GRANTOR: PRIVATE QUARTERS ACQU

GRANTEE: GONSALVES GLENN JOS

BUILDING NOTES

PLO=[YR=2007] W14FOP=[YR=2007] W16BAS=[YR=2007]
N3W14S12FST=[YR=2007] W7S16E7N16SS16 PTO=[YR=2007]
W10S11E10N11SS7 FST=[YR=2007] S3E4N3W4SE4S3FGR=[YR=2007]
W4S1W4S13E2S8E15N6E10N7W7N6W3 N3W9SE9S3E3S6E7FOP=[YR=2007]
E7N2W7 S2\$N2E21N35W30N7SS7E16N7SS7E14 N7\$ PTR=N15E15
FUS=[YR=2007] S27W2S7 E2S4E13N9E8S4E8S12E15N35W3N2W8
S2W3S13W16N23W14\$ W15S15\$.