

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

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

2026

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



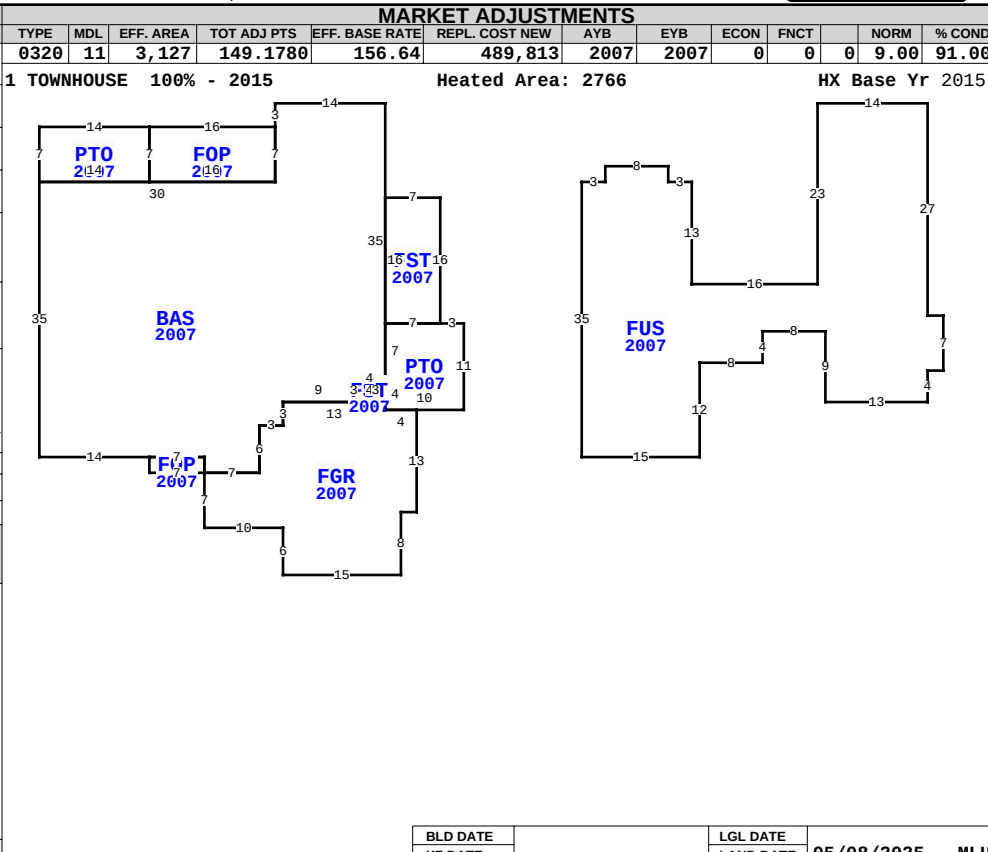
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
FOP	112	30	2007	34	4,847
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			3,127	445,730

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
3	1126	CB/STC 8"
4	1075	TRELLIS G

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



TOTAL OB/XF															3,122
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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760
3	1126	CB/STC 8"	0	100	9	36.00	SF	8.00	8.00	100	2006	2006	3	84	242
4	1075	TRELLIS G	0	100	10	80.00	SF	35.00	35.00	100	2007	2007	3	40	1,120

TOTAL OB/XF															3,122
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				445,730	
TOTAL MARKET OB/XF VALUE				3,122	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				568,852	
SOH/AGL Deduction				199,471	
ASSESSED VALUE				369,381	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				317,970	
TOTAL JUST VALUE				568,852	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				531,563	

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
1852/0899	4/11/2013	WD Q	I	02	
GRANTOR: PRIVATE QUARTERS ACQU					
GRANTEE: SELLERS BENJAMIN L					
1820/0285	10/15/2012	QC U	I	11	
GRANTOR: SINGER IRIS B					
GRANTEE: PRIVATE QUARTERS AC					

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2007] W14S3FOP=[YR=2007] W16 PTO=[YR=2007] W14S7E14N7S\$7E16N7S\$7 W30S35E14FOP=[YR=2007] S2E7N2W7E7S2 FGR=[YR=2007] S7E10S6E15N8E2N13W4N1 W13S3W3S6W7E7N6E3N3E9FST=[YR=2007] E4N3W4S3N3E4PTO=[YR=2007] S4E10N11 W3FST=[YR=2007] N16W7S16E7\$W7S7\$N35\$ PTR=E25S10 FUS=[YR=2007] S35E15N12E8 N4E8S9E13N4E2N7W2N27W14S23W16 N13W3N2W8S2W3\$ N10W25\$.														