

LOT 1
CREEKSTONE OR 2233/906

BRAITHWAITE MARY KAYE
95302 CREEKSTONE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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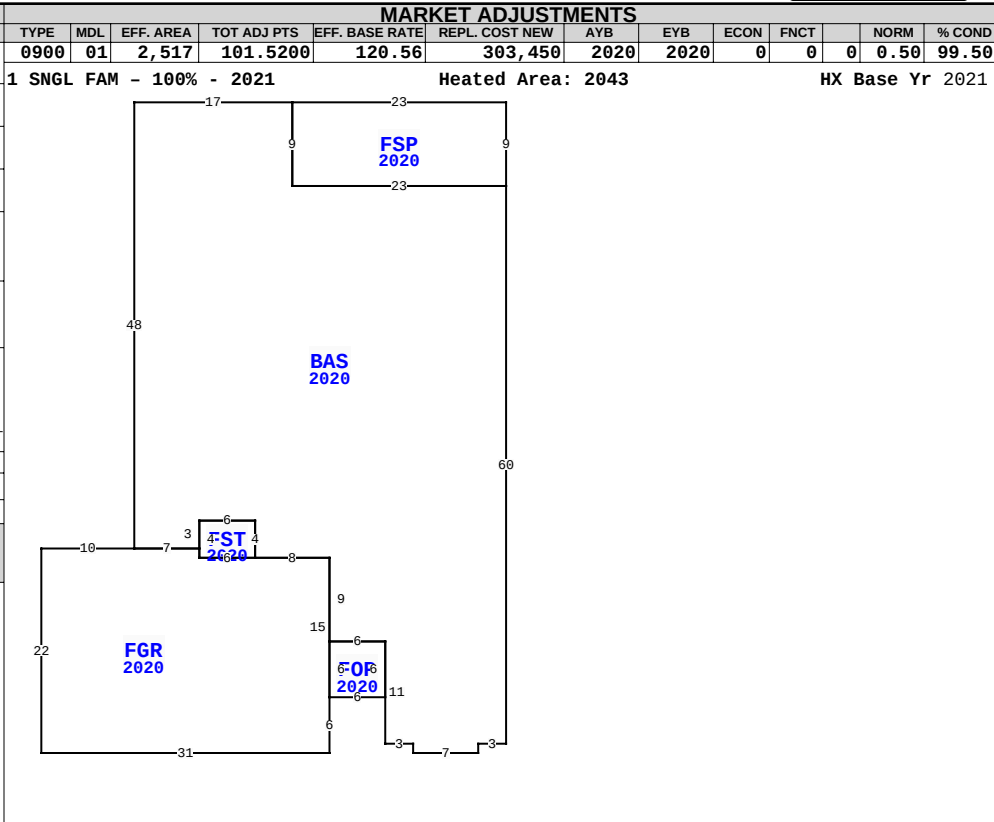
NEIGHBORHOOD/LOC	4089.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2,043	245,072
FGR	668	55	367	44,025
FOP	36	30	11	1,319
FSP	207	40	83	9,956
FST	24	55	13	1,559

TOTALS	2,978		2,517	301,933
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2020
2	0812	CONCRETE C	0 100	0	0	1,163.00	SF	4.00	4.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/17/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
4,895											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,933	
TOTAL MARKET OB/XF VALUE		4,895	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		381,828	
SOH/AGL Deduction		131,184	
ASSESSED VALUE		250,644	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,644	
TOTAL JUST VALUE		381,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002928	SWIM POOL	65,000	03/06/2023
C2003033	CO ISSUED	0	09/23/2020
B2003033	NEW CONSTR	0	08/05/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2397/0941	9/30/2020	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BRAITHWAITE MARY KA					
2332/1838	1/16/2020	SW	Q	V	05
GRANTOR: NASSAU PARTNERS LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2020] W23 BAS=[YR=2020] W17 S48 FGR=[YR=2020] W10 S22 E31 N6 FOP=[YR=2020] E6 N6 W6 S6\$ N15 W8 FST=[YR=2020] N4 W6 S4 E6\$ W6 N1 W7 \$ E7 N3 E6 S4 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W23 N9\$ S9 E23 N9\$.											