

LOT 5
CREEKSTONE OR 2233/906

FREEMAN ANDREW C & COURTNEY
95352 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100	0900	01	2,366	103.6350	123.07	291,184	2019	2019	0	0	0	1.00	99.00	STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2035											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020											
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																				
NEIGHBORHOOD/LOC			4089.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,035	100	2,035	247,943																							
FGR	449	55	247	30,094																							
FOP	36	30	11	1,340																							
FOP	216	30	65	7,920																							
FST	15	55	8	975																							
TOTALS			2,751	2,366	288,272																						
EXTRA FEATURES			95352 CREEKVILLE DR, FERNANDINA BEACH																								
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	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	99	290												
2	0811	CONCRETE B	0 100	56	16	896.00	SF	5.20	5.20	100	2019	2019	3	99	4,613												
3	0476	VF 6 SBPL	0 100	0	0	264.00	LF	32.00	32.00	100	2019	2019	3	96	8,110												
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576												
TOTAL OB/XF 13,589																											
LAND DESCRIPTION																											
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000										
REVIEW DATE 01/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																											