

TRYPUS ADAM LEONARD JR/SNYDER ANDREW WILLIAM
95343 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0008-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD						
Exterior Wall	31	HARDIE BRD		100	0900	01	3,218	96.4620	114.55	368,622	2019	2019	0	0	1.00	99.00	Tax Group: 4		Tax Dist:					
Roof Structure	03	GABLE/HIP		100	1 SNGL FAM - 100% - 2021										Heated Area: 2798									
Roof Cover	03	COMP SHNGL		100											HX Base Yr 2021									
Interior Wall	05	DRYWALL		100																				
Interior Floor	11	CLAY TILE		50																				
Interior Floor	14	CARPET		50																				
Air Condition	03	CENTRAL		100																				
Heating Type	04	AIR DUCTED		100																				
Bedrooms		4		100																				
Bathrooms		3.5		100																				
Frame	02	WOOD FRAME		100																				
Stories	1.	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	2,798	100	2,798	317,306																				
FGR	622	55	342	38,784																				
FOP	71	30	21	2,382																				
FOP	190	30	57	6,464																				
TOTALS					3,681		3,218	364,936																
EXTRA FEATURES					95343 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	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	99	174									
2	0811	CONCRETE B	0 100	0	0	1,164.00	SF	5.20	5.20	100	2019	2019	3	99	5,992									
3	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	2020	2020	3	93	8,928									
4	1076	TRELLIS A	0 100	10	8	80.00	SF	7.50	7.50	100	2020	2020	3	95	570									
5	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	98	4,704									
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588									
7	0911	SCRN RM A	0 100	50	33	1,650.00	SF	17.50	17.50	100	2021	2021	3	97	28,009									
8	0861	POOL GUNIT	0 100	0	0	482.00	SF	85.00	85.00	100	2021	2021	3	98	40,151									
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940									
10	0855	CONC PAVR	0 100	0	0	1,168.00	SF	10.00	10.00	100	2021	2021	3	100	11,680									
LAND DESCRIPTION					TOTAL OB/XF 102,736																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/05/2021 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								

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