



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

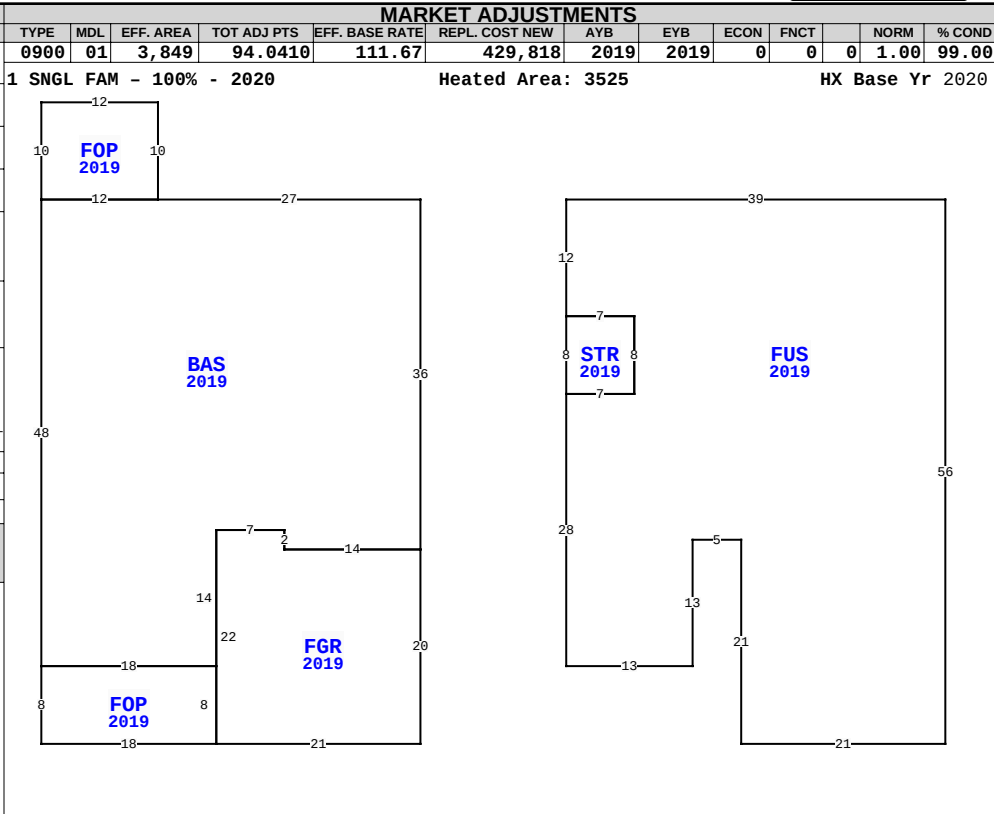
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4089.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1,606	177,549
FGR	434	55	239	26,422
FOP	120	30	36	3,980
FOP	144	30	43	4,754
FUS	1,919	100	1,919	212,152
STR	56	10	6	663

TOTALS	4,279		3,849	425,520
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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	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	99	232	
2	0811	CONCRETE B	0 100	0	0	704.00	SF	5.20	5.20	100	2019	2019	3	99	3,624	

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



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

95373 CREEKVILLE DR, FERNANDINA BEACH																							
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TOTAL OB/XF 3,856																							
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		425,520	
TOTAL MARKET OB/XF VALUE		3,856	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		504,376	
SOH/AGL Deduction		171,248	
ASSESSED VALUE		333,128	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		283,128	
TOTAL JUST VALUE		504,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902739	CO ISSUED	0	08/19/2019
B1902739	NEW CONSTR	460,279	03/20/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2300/1688	8/27/2019	SW	Q	I	02	366,100	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MISCHLEY WALTER & J							
2235/1921	11/08/2018	SW	Q	V	05	741,000	
GRANTOR: NASSAU PARTNERS LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=2019] W27 FOP=[YR=2019] N10 W12 S10 E12\$ W12 S48 FOP=[YR=2019] S8 E18 FGR=[YR=2019] E21 N20 W14 N2 W7 S22\$ N8 W18\$ E18 N14 E7 S2 E14 N36\$ PTR= E15 FUS=[YR=2019] E39 S56 W21 N21 W5 S13 W13 N28 STR=[YR=2019] N8 E7 S8 W7\$ E7 N8 W7 N12\$ W15\$.																							