

LOT 14
CREEKSTONE OR 2233/906

GROGAN JOHN J & DAYNA J
95379 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,081	100	1,081	129,129
FGR	630	55	346	41,331
FOP	93	30	28	3,344
FOP	120	30	36	4,301
FUS	1,476	100	1,476	176,313
STR	44	10	4	478

TOTALS	3,444		2,971	354,896
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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	0811	CONCRETE B	0	0	0	1,146.00	SF	5.20	5.20	100	2019

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	0			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,971	101.6046	120.66	358,481	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 0% - 0											
Heated Area: 2557											
HX Base Yr											

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

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	0811	CONCRETE B	0	0	0	1,146.00	SF	5.20	5.20	100	2019	2019	3	99	5,900	

TOTAL OB/XF											
5,900											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	354,896		
TOTAL MARKET OB/XF VALUE	5,900		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	435,796		
SOH/AGL Deduction	88,618		
ASSESSED VALUE	347,178		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	347,178		
TOTAL JUST VALUE	435,796		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	382,098		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901173	CO ISSUED	0	09/19/2019
B1901173	DR HORTON	334,386	03/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2363/1776	5/26/2020	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: GROGAN JOHN J & DAY					
2235/1921	11/08/2018	SW	Q	V	05
GRANTOR: NASSAU PARTNERS LLC					741,000
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W12 S10 BAS=[YR=2019] W25 S23 FGR=[YR=2019] W10 S21 E30 N2 FOP=[YR=2019] E17 N5 W13 N2 W4 S7 \$ N19 W20 \$ E20 S12 E4 S2 E13 N37 W12 \$ E12 N10 \$ PTR= E30 FUS=[YR=2019] E37 S37 W17 S7 W9 S1 W11 N23 STR=[YR=2019] E11 N4 W11 S4 \$ E11 N4 W11 N18 \$ W30 \$.											