

TURNER FAMILY TRUST/TURNER EDWARD O CO-TRUSTEE
95397 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1		4												
Exterior Wall	31	HARDIE BRD 100	0900	01	2,316	102.1356	121.29	280,908	2020	2020	0	0	0	0.50	99.50	VALUATION BY					STANDARD								
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1982					HX Base Yr								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					279,503								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					9,551								
Interior Floor	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET					75,000								
Interior Floor	14	CARPET 40														TOTAL MARKET VALUE					364,054								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					112,448								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					251,606								
Bedrooms		3 100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Bathrooms		2 100														BASE TAXABLE VALUE					201,606								
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					364,054								
Stories	1.	1. 100														NCON VALUE					0								
Units	0	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					317,547																					
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	1,982	100	1,982	239,195																									
FGR	424	55	233	28,120																									
FOP	60	30	18	2,172																									
FSP	207	40	83	10,017																									
TOTALS			2,673		2,316	279,503																							
EXTRA FEATURES			95397 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	14	3	42.00	SF	6.50	6.50	100	2020	2020	3	99	270														
2	0811	CONCRETE B	0 100	0	0	832.00	SF	5.20	5.20	100	2020	2020	3	99	4,283														
3	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	98	4,704														
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294														
TOTAL OB/XF 9,551																													
LAND DESCRIPTION																													
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 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													