LOT 19
CREEKSTONE OR 2233/906

HARDEMAN NICOLE LEIGH
95409 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0019-0000

BUILDING CHARACTERISTICS

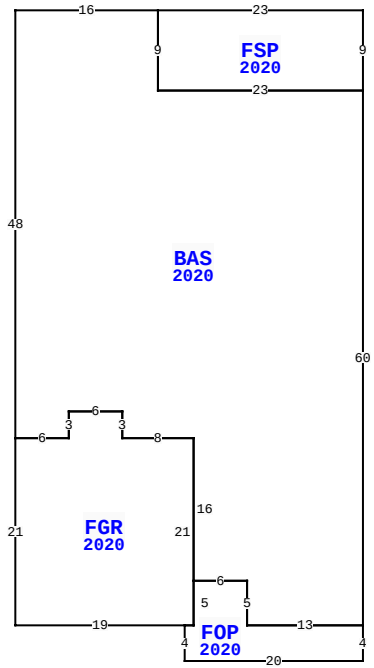
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,016	100	2,016	258,623
FGR	438	55	241	30,917
FOP	110	30	33	4,234
FSP	207	40	83	10,647
TOTALS	2,771		2,373	304,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	108.5742	128.93	305,951	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2016 HX Base Yr 2021



95409 CREEKVILLE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,421
TOTAL MARKET OB/XF VALUE		3,964
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,385
SOH/AGL Deduction		117,209
ASSESSED VALUE		266,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,176
TOTAL JUST VALUE		383,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000842	CO ISSUED	0	06/26/2020
B2000842	NEW CONSTR	278,085	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1655	8/10/2020	SW	Q	I	01	278,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARDEMAN NICOLE LEI						
2332/1838	1/16/2020	SW	Q	V	05	513,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E19 FOP=[YR=2020] S4 E20 N4 W13 N5 W6 S5 W1 $ E1 N21 W8 N3 W6 S3 W6 $ E6 N3 E6 S3 E8 S16 E6 S5 E13 N60 W23 N9 $ S9 E23 N9 $.

EXTRA FEATURES

LN	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	100	0	0	770.00	SF	5.20	5.20	100	2020	2020	3	99	3,964	

LAND DESCRIPTION

TOTAL OB/XF 3,964

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 08/13/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS