LOT 24
CREEKSTONE OR 2233/906

CHANEY LEOLA M &/ALBERT HELEN J
PO BOX 16776
FERNANDINA BEACH, FL 32035

2023

29-2N-28-0119-0024-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

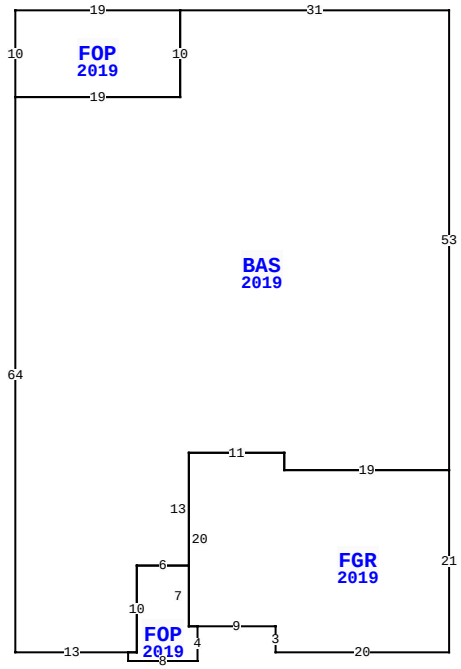
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4089.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,798	100	2,798	324,397
FGR	622	55	342	39,651
FOP	71	30	21	2,434
FOP	190	30	57	6,608
TOTALS	3,681		3,218	373,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,218	98.6148	117.11	376,860	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2798 HX Base Yr 2020



95439 CREEKVILLE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,091
TOTAL MARKET OB/XF VALUE		7,217
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,308
SOH/AGL Deduction		267,917
ASSESSED VALUE		187,391
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,391
TOTAL JUST VALUE		455,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904381	CO ISSUED	0	09/26/2019
19004381	NEW CONSTR	438,928	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/1501	9/30/2019	SW	Q	I	01	333,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CHANEY LEOLA M & HE						
2256/1242	2/12/2019	SW	Q	V	05	399,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] W19 S10 E19 N10 $ S10 W19 S64 E13 FOP=[YR=2019] S1 E8 N4 FGR=[YR=2019] E9 S3 E20 N21 W19 N2 W11 S20 E1$ W1 N7 W6 S10 W1$ E1 N10 E6 N13 E11 S2 E19 N53 $.

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	1,402.00	SF	5.20	5.20	100	2019	2019	3	99	7,217	

LAND DESCRIPTION

TOTAL OB/XF 7,217

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	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							

REVIEW DATE 09/19/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS