LOT 34
CREEKSTONE OR 2233/906

NJH REVOCABLE LIVING TRUST/HUGHES NANCY TRUSTEE
95468 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-0119-0034-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

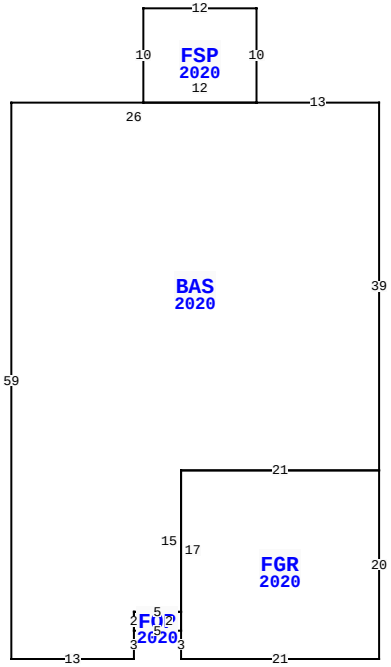
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,856 | 100 | 1,856 | 223,397 |
| FGR | 420 | 55 | 231 | 27,804 |
| FOP | 10 | 30 | 3 | 361 |
| FSP | 120 | 40 | 48 | 5,778 |
| TOTALS | 2,406 | | 2,138 | 257,341 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,138 | 101.8710 | 120.97 | 258,634 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023




95468 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 | | 257,341 |
| TOTAL MARKET OB/XF VALUE | | 4,375 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 336,716 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 336,716 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 236,716 |
| TOTAL JUST VALUE | | 336,716 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 294,928 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2000941 | CO ISSUED | 0 | 06/30/2020 |
| B2000941 | NEW CONSTR | 251,251 | 02/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/1240 | 8/18/2022 | WD | Q | I | 01 | 438,000 |
| GRANTOR: SULSER JUDY I | | | | | | |
| GRANTEE: NJH REVOCABLE LIVIN | | | | | | |
| 2505/1355 | 9/28/2021 | WD | Q | I | 01 | 380,000 |
| GRANTOR: ZILLOW HOMES PROPERTY | | | | | | |
| GRANTEE: SULSER JUDY I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] N10 W12 S10 E12$ W26 S59 E13 N3 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E21 N20 W21 S17$ N2 W5 S2$ N2 E5 N15 E21 N39$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 174 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 816.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 4,201 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,375

| 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 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