



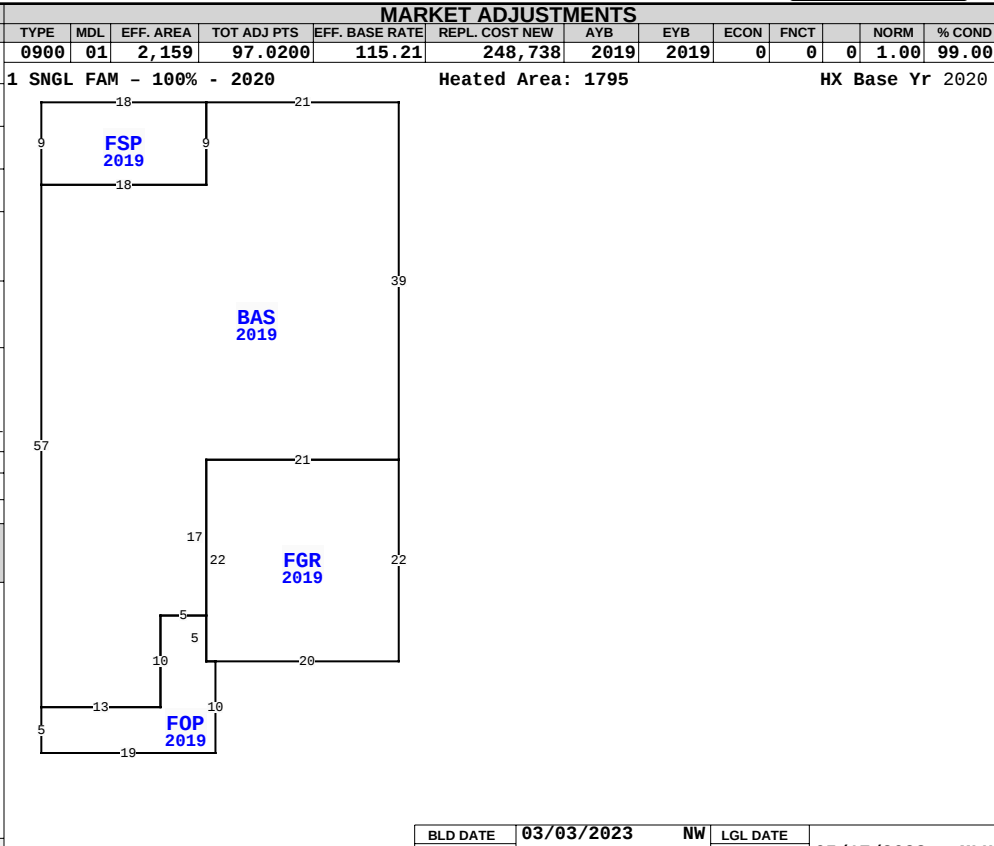
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,795	100	1,795	204,734
FGR	462	55	254	28,970
FOP	150	30	45	5,132
FSP	162	40	65	7,414
TOTALS	2,569		2,159	246,251

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	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	100	2019	2019	3	99	4,860	

LAND DESCRIPTION			TOTAL OB/XF 5,034														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



95438 CREEKVILLE DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	05/17/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			246,251	
TOTAL MARKET OB/XF VALUE			5,034	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			326,285	
SOH/AGL Deduction			110,290	
ASSESSED VALUE			215,995	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			165,995	
TOTAL JUST VALUE			326,285	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			285,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904806	CO ISSUED	0	11/18/2019
B1904806	NEW CONSTR	245,813	05/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2321/1751	11/26/2019	SW	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					254,200
GRANTEE: HALEY RYAN MICHAEL					
2272/1964	5/02/2019	WD	Q	V	05
GRANTOR: NASSAU PARTNERS LLC					285,000
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2019] W21 FSP=[YR=2019] W18 S9 E18 N9\$ S9 W18 S57 FOP=[YR=2019] S5 E19 N10 FGR=[YR=2019] E20 N22 W21 S22 E1\$ W1 N5 W5 S10 W13\$ E13 N10 E5 N17 E21 N39\$.																	