LOT 39
CREEKSTONE OR 2233/906

POISAL SEBASTIAN JR &/BIRKITT FAYE SMITH TRUSTEE
86124 PRESERVE PLACE
YULEE, FL 32097

2023

29-2N-28-0119-0039-0000

BUILDING CHARACTERISTICS

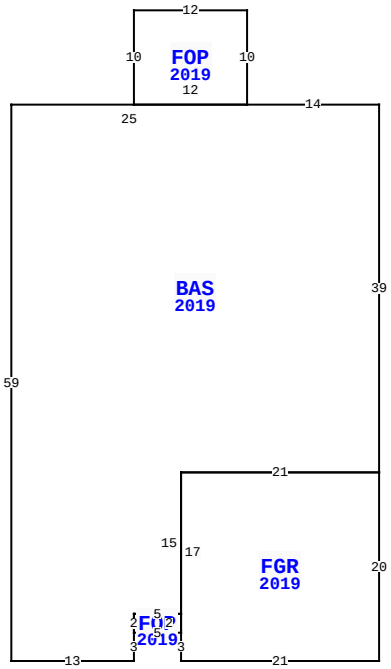
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	211,692
FGR	420	55	231	26,348
FOP	10	30	3	343
FOP	120	30	36	4,107
TOTALS	2,406		2,126	242,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	97.0200	115.21	244,936	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1856 HX Base Yr



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

95404 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,487
TOTAL MARKET OB/XF VALUE	4,826
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	322,313
SOH/AGL Deduction	67,781
ASSESSED VALUE	254,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,532
TOTAL JUST VALUE	322,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909398	CO ISSUED	0	05/14/2019
B1909398	NEW CONSTR	248,018	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2604/1674	11/17/2022	WD	U	I	11	100
GRANTOR: BIRKITT FAYE S						
GRANTEE: POISAL SEBASTINA JR						
2278/1173	5/28/2019	SW	Q	I	01	251,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BIRKITT FAYE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12$ W25 S59 E13 N3 FOP=[YR=2019] E5 FGR=[YR=2019] 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	0	10	3	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	
2	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	2019	2019	3	99	4,633	

LAND DESCRIPTION

TOTAL OB/XF 4,826

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/11/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS