LOT 40
CREEKSTONE OR 2233/906

BRAUNER GILLIAN S & RONALD G
95398 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0040-0000

BUILDING CHARACTERISTICS

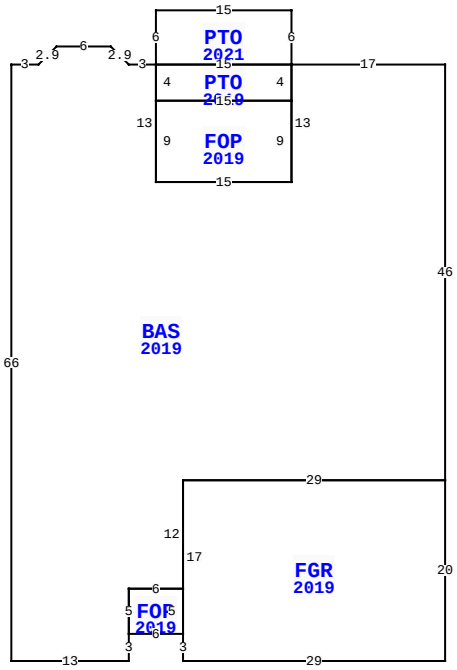
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,361	100	2,361	279,388
FGR	580	55	319	37,749
FOP	30	30	9	1,065
FOP	135	30	40	4,733
PTO	60	5	3	355
PTO	90	5	4	473
TOTALS	3,256		2,736	323,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,736	100.6560	119.53	327,034	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2361 HX Base Yr 2022



95398 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		323,764
TOTAL MARKET OB/XF VALUE		13,693
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,457
SOH/AGL Deduction		172,138
ASSESSED VALUE		240,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,319
TOTAL JUST VALUE		412,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909399	CO ISSUED	0	06/14/2019
B1909399	NEW CONSTR	315,613	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2514/1470	11/16/2021	WD	Q	I	01	415,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: BRAUNER GILLIAN SAR						
2494/1780	9/03/2021	WD	U	I	37	384,800
GRANTOR: ALEMAN FREDDY & JENNI						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2021] N6 W15 S6 E15$
PTO=[YR=2019] W15 S4 FOP=[YR=2019] S9 E15 N9 W15$ E15 N4 $
S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2019]
E6 FGR=[YR=2019] S3 E29 N20 W29 S17 $ N5 W6 S5$ N5 E6 N12
E29 N46$.

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	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	99	212	
2	0811	CONCRETE B	0	100	0	0	1,406.00	SF	5.20	5.20	100	2019	2019	3	99	7,238	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2019	2019	3	96	2,765	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
5	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2019	2019	3	93	2,902	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 13,693

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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS