



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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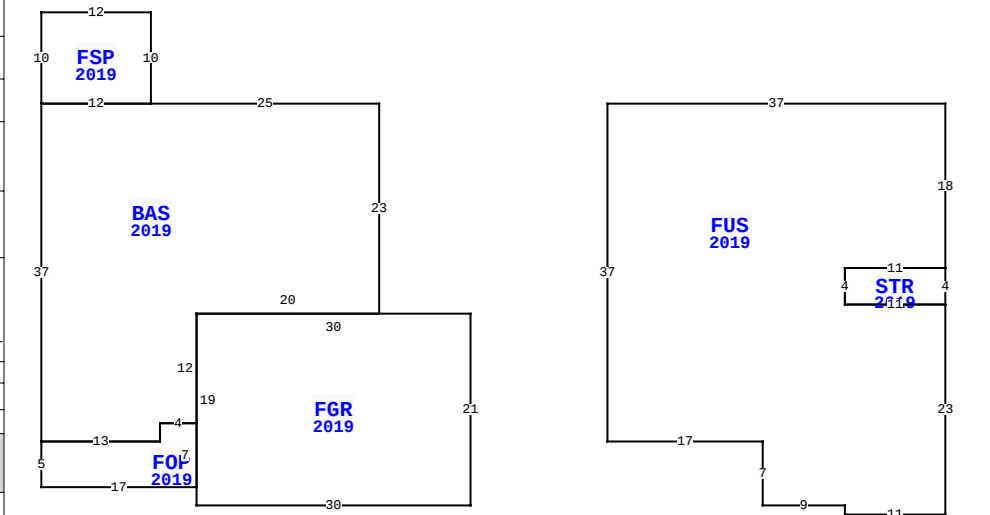
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1,081	124,934
FGR	630	55	346	39,988
FOP	93	30	28	3,236
FSP	120	40	48	5,548
FUS	1,476	100	1,476	170,585
STR	44	10	4	462

TOTALS	3,444		2,983	344,753
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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	10	3	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	
2	0811	CONCRETE B	0 100	0	0	1,188.00	SF	5.20	5.20	100	2019	2019	3	99	6,116	
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	75	0	300.00	SF	10.00	10.00	100	2019	2019	3	93	2,790	
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 12,440													
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
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,983	98.3052	116.74	348,235	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2023						Heated Area: 2557			HX Base Yr 2023		



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

95392 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		344,753	
TOTAL MARKET OB/XF VALUE		12,440	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		432,193	
SOH/AGL Deduction		0	
ASSESSED VALUE		432,193	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		382,193	
TOTAL JUST VALUE		432,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		376,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909401	CO ISSUED	0	06/07/2019
B1909401	NEW CONSTR	334,938	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1280	5/18/2022	WD	Q	I	01	545,500	
GRANTOR: SUMINSKI SHELBY V & J							
GRANTEE: ALBERICO ADAM & KRI							
2286/0697	6/28/2019	SW	Q	I	01	330,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: SUMINSKI SHELBY V &							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2019] W25 FSP=[YR=2019] N10 W12 S10 E12\$ W12 S37 FOP=[YR=2019] S5 E17 FGR=[YR=2019] S2 E30 N21 W30 S19\$ N7 W4 S2 W13\$ E13 N2 E4 N12 E20 N23\$ PTR= E25 FUS=[YR=2019] E37 S18 STR=[YR=2019] S4 W11 N4 E11 \$ W11 S4 E11 S23 W11 N1 W9 N7 W17 N37\$ W25\$.															