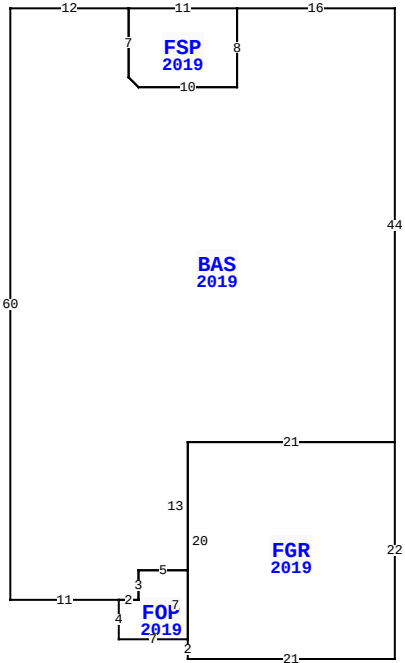


PICKETT JOSHUA
95386 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0042-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																						
Exterior Wall		31	HARDIE BRD 100		0900	01	2,204	101.8710	120.97	266,618	2019	2019	0	0	0	1.00	99.00	VALUATION BY				STANDARD					
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020												Heated Area: 1902				HX Base Yr 2020						
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE				263,952						
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE				16,106						
Interior Floor		11	CLAY TILE 50														TOTAL LAND VALUE - MARKET				75,000						
Interior Floor		14	CARPET 50														TOTAL MARKET VALUE				355,058						
Air Condition		03	CENTRAL 100														SOH/AGL Deduction				121,290						
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE				233,768						
Bedrooms			4 100														TOTAL EXEMPTION VALUE				HX HB 50,000						
Bathrooms			2 100														BASE TAXABLE VALUE				183,768						
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE				355,058						
Stories		1.	1. 100														NCON VALUE				0						
Units			0 100		INCOME VALUE																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE				307,209																		
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	1,902	100	1,902	227,784																							
FGR	462	55	254	30,419																							
FOP	43	30	13	1,557																							
FSP	88	40	35	4,192																							
TOTALS					2,495		2,204	263,952											BLD DATE 03/03/2023 NW				LGL DATE 05/17/2023 MLU				
EXTRA FEATURES					95386 CREEKVILLE DR, FERNANDINA BEACH																						
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	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	99	290												
2	0810	CONCRETE A	0 100	0	0	747.00	SF	6.50	6.50	100	2019	2019	3	99	4,807												
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	65	0	260.00	SF	10.00	10.00	100	2019	2019	3	93	2,418												
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288												
7	0855	CONC PAVER	0 100	0	0	525.00	SF	10.00	10.00	100	2021	2021	3	100	5,250												
LAND DESCRIPTION																	TOTAL OB/XF 16,106										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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										