



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	11	CLAY TILE 50
Interior Floor	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	2,036	100	2,036	248,065
FGR	464	55	255	31,069
FOP	42	30	13	1,584
FSP	216	40	86	10,478
FST	15	55	8	975

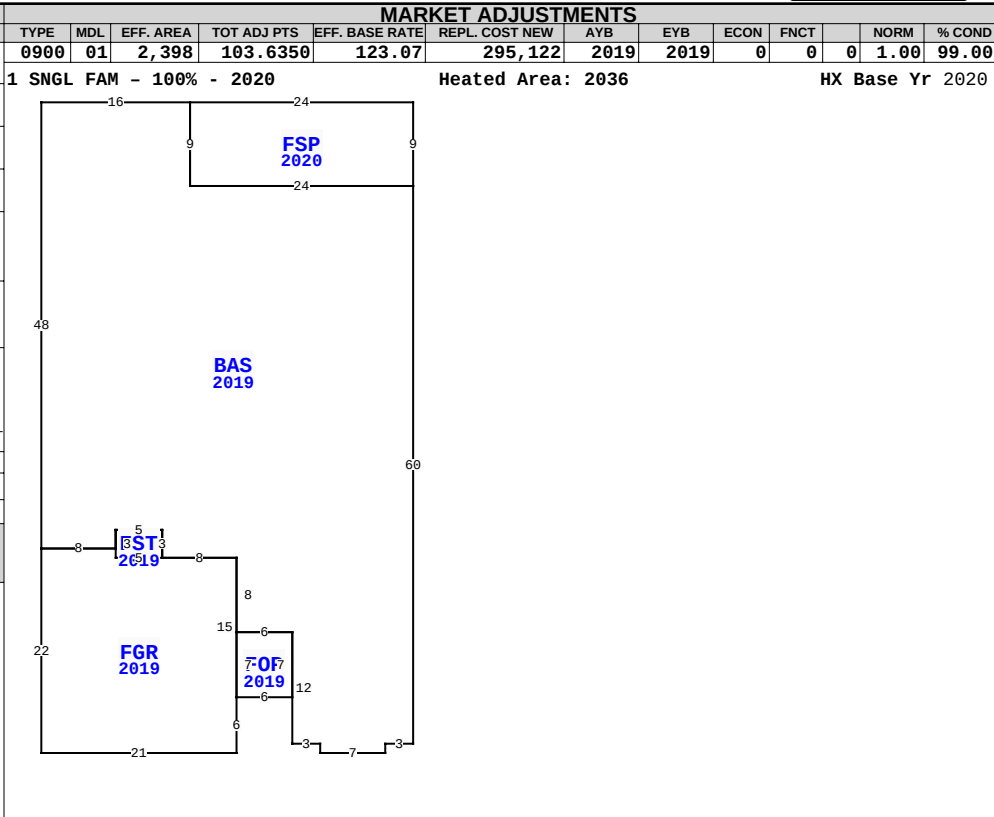
TOTALS 2,773 2,398 292,171

EXTRA FEATURES

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	745.00	SF	6.50	6.50	100	2018	2018	3	98	4,746	
3	0855	CONC PAVER	0 100	0	0	325.00	SF	10.00	10.00	100	2021	2021	3	100	3,250	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							



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

95319 CREEKSTONE DR, FERNANDINA BEACH

TOTAL OB/XF																8,286
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,171
TOTAL MARKET OB/XF VALUE		8,286
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,457
SOH/AGL Deduction		129,629
ASSESSED VALUE		245,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,828
TOTAL JUST VALUE		375,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909396	CO ISSUED	0	05/14/2019
B1909396	NEW CONSTR	277,586	01/01/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0561	7/26/2019	SW	Q	I	02	283,900

SALES DATA

GRANTOR: D R HORTON INC-JACKSO	
GRANTEE: BRIDWELL BRIAN H	
2235/1921	11/08/2018 SW Q V 05 741,000
GRANTOR: NASSAU PARTNERS LLC	
GRANTEE: D R HORTON INC-JACK	

BUILDING NOTES	

BUILDING DIMENSIONS

FSP=[YR=2020] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S22 E21 N6 FOP=[YR=2019] E6 N7 W6 S7\$ N15 W8 FST=[YR=2019] W5 N3 E5 S3\$ N3 W5 S2 W8\$ E8 N2 E5 S3 E8 S8 E6 S12 E3 S1 E7 N1 E3 N60 W24 N9\$ S9 E24 N9\$.