LOT 44
CREEKSTONE OR 2233/906

JOHNSON JOHN B
95313 CREEKSTONE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0044-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

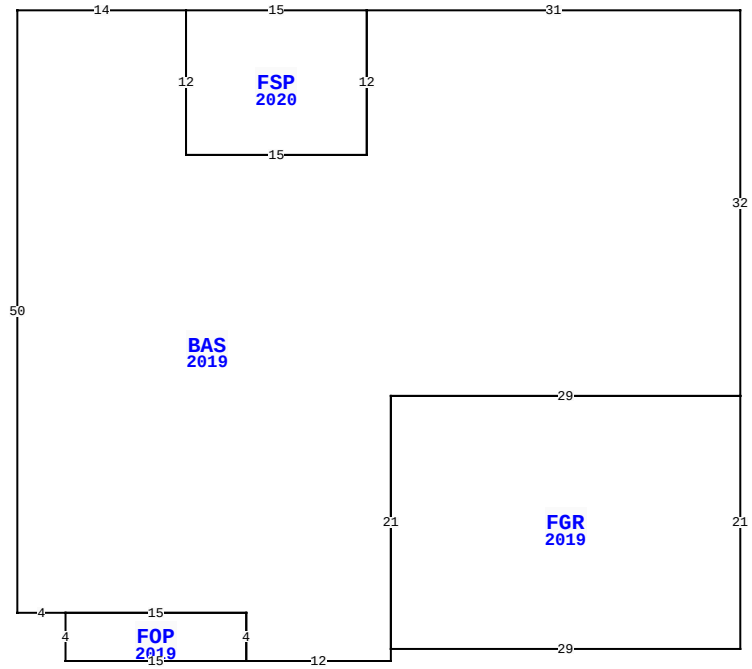
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4089.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	272,852
FGR	609	55	335	38,962
FOP	60	30	18	2,094
FSP	180	40	72	8,374
TOTALS	3,195		2,771	322,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	98.9280	117.48	325,537	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2346 HX Base Yr 2020



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

95313 CREEKSTONE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,282
TOTAL MARKET OB/XF VALUE		6,315
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		403,597
SOH/AGL Deduction		136,481
ASSESSED VALUE		267,116
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,116
TOTAL JUST VALUE		403,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909391	CO ISSUED	0	11/01/2019
B1909391	NEW CONSTR	318,613	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1251	11/07/2019	SW	Q	I	01	302,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JOHNSON JOHN B						
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

BAS=[YR=2019] W31 FSP=[YR=2020] W15 S12 E15 N12$ S12 W15 N12 W14 S50 E4 FOP=[YR=2019] S4 E15 N4 W15$ E15 S4 E12 N1 FGR=[YR=2019] E29 N21 W29 S21$ N21 E29 N32$.

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	21	3	63.00	SF	6.50	6.50	100	2019	2019	3	99	405	
2	0811	CONCRETE B	0	100	0	0	1,148.00	SF	5.20	5.20	100	2019	2019	3	99	5,910	

LAND DESCRIPTION

TOTAL OB/XF 6,315

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