

POMALES ALEXANDER ARKEL & IRAISET
95308 CREEKSTONE DRIVE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 90

Interior Wall08DECORATIVE 10

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories02WOOD FRAME 100

Units1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4089.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3461002,346266,598

FGR6095533538,069

FOP6030182,046

FOP18030546,137

PTO4275212,387

TOTALS3,6222,774315,235

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100012,774121.4400115.37320,03620192019001.5098.50

1 SINGLE FAM - 100% - 2021Heated Area: 2346HX Base Yr 2021

BLD DATE03/03/2023NW

XF DATELGL DATE

INC DATELAND DATEAG DATE

05/17/2023MLU

L NOBJXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0100415205.00SF6.506.50100201920193981,306

20855CONC PAVER010000895.00SF10.0010.00100201920193988,771

TOTAL OB/XF10,077

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE06/06/2019BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE315,235

TOTAL MARKET OB/XF VALUE10,077

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE400,312

SOH/AGL Deduction106,706

ASSESSED VALUE293,606

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE243,606

TOTAL JUST VALUE400,312

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE409,211

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2381/00527/30/2020SWQI01330,500

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:POMALES ALEXANDER A

2235/192111/08/2018SWQV05741,000

GRANTOR:NASSAU PARTNERS LLC

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 PTO=[YR=2019] N16 W4 N3 U3 L3 W8 D3 L3 S3 W4 S16 E22\$ W3 FOP=[YR=2019] 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\$.