

FREEMAN ANDREW C & COURTNEY
95352 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0005-0000

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

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

2,035

100

2,035

241,199

FGR

449

55

247

29,276

FOP

36

30

11

1,304

FOP

216

30

65

7,704

FST

15

55

8

949

TOTALS

2,751

2,366

280,430

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

98

287

2

0811

CONCRETE B

0 100

56

16

896.00

SF

5.20

5.20

100

2019

2019

3

98

4,566

3

0476

VF 6 SBPL

0 100

0

0

264.00

LF

32.00

32.00

100

2019

2019

3

95

8,026

4

0470

VNYL GATE

0 100

0

0

2.00

UT

300.00

300.00

100

2019

2019

3

95

570

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

01/16/2020

BY

KW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

284,701

2019

2019

0

0

0

1.50

98.50

1 SINGLE FAM - 100% - 2020

Heated Area: 2035

HX Base Yr 2020

22

16

24

9

24

60

9

8

5

3

2

19

8

15

6

11

6

13

21

BAS

2019

FGR

2019

FOP

2019

EST

2019

BLD DATE

03/03/2023

NW

LGL DATE

05/17/2023

MLU

XF DATE

INC DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V V

RSN CD

SALE PRICE

2315/1949

10/31/2019

SW Q

I I

01

297,500

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:FREEMAN ANDREW CHAR

2282/1753

6/06/2019

SW U

V V

11

100

GRANTOR:NASSAU PARTNERS LLC

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S22 E21 N6 FOP=[YR=2019] E6 N6 W6 S6\$ N15 W8 FST=[YR=2019] N3 W5 S3 E5\$ W5 N1 W8\$ E8 N2 E5 S3 E8 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.