LOT 7
CREEKSTONE OR 2233/906

JACKSON SHAUN LAMARK & ALLISON
95344 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0007-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

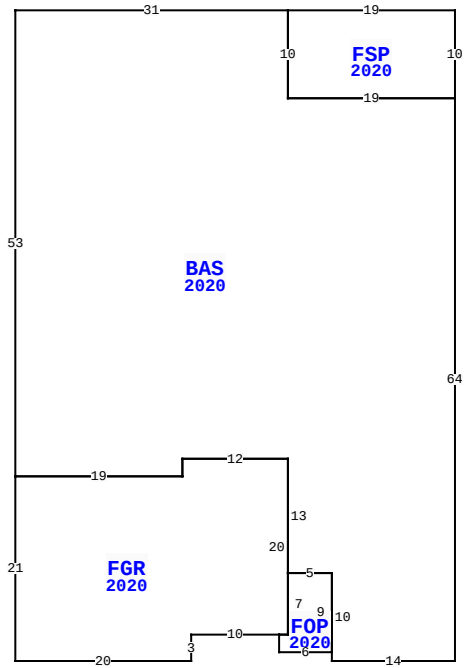
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,785	100	2,785	294,243
FGR	642	55	353	37,295
FOP	47	30	14	1,479
FSP	190	40	76	8,030
TOTALS	3,664		3,228	341,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,228	112.3320	106.72	344,492	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2785 HX Base Yr



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

95344 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,047
TOTAL MARKET OB/XF VALUE		4,107
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		420,154
SOH/AGL Deduction		0
ASSESSED VALUE		420,154
TOTAL EXEMPTION VALUE	13	420,154
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		420,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906433	CO ISSUED	0	01/17/2020
B1906433	NEW CONSTR	372,963	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/0758	5/21/2020	SW	Q	I	01	352,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JACKSON SHAUN LAMAR						
2291/0286	7/12/2019	SW	Q	V	05	171,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W19 BAS=[YR=2020] W31 S53 FGR=[YR=2020] S21 E20 N3 E10 FOP=[YR=2020] S2 E6 N9 W5 S7 W1$ E1 N20 W12 S2 W19$ E19 N2 E12 S13 E5 S10 E14 N64 W19 N10$ S10 E19 N10$.

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	7	3	21.00	SF	6.50	6.50	100	2020	2020	3	99	135	
2	0812	CONCRETE C	0	100	0	0	1,003.00	SF	4.00	4.00	100	2020	2020	3	99	3,972	

LAND DESCRIPTION

TOTAL OB/XF 4,107

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	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 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS