

LOT 9
CREEKSTONE OR 2233/906

DAVIS JACOB M & CHERYL M
95349 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0009-0000



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 TITL 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	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	2,346	100	2,346	265,443
FGR	609	55	335	37,904
FOP	60	30	18	2,037
FSP	180	40	72	8,147
TOTALS	3,195		2,771	313,530

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,771	120.9120	114.87	318,305	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020						Heated Area: 2346		HX Base Yr 2020			
Site map showing property boundaries and labeled areas: BAS 2019, FSP 2019, FGR 2019, FOP 2019. Dimensions are provided for various sections of the property.											
				BLD DATE	03/03/2023	NW	LGL DATE				
				XF DATE			LAND DATE	05/17/2023	MLU		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										313,530		
TOTAL MARKET OB/XF VALUE										4,970		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										393,500		
SOH/AGL Deduction										119,274		
ASSESSED VALUE										274,226		
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE										224,226		
TOTAL JUST VALUE										393,500		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										402,303		