

TRACT A
RIGHT OF WAY
CREEKSTONE OR 2233/906

CREEKSTONE OF NASSAU OWNERS ASSOCIATION INC
PO BOX 1389
ST AUGUSTINE, FL 32085

2024

29-2N-28-0119-000A-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
																	VALUATION BY STANDARD																	
																	Tax Group: 4						Tax Dist:											
																	BUILDING MARKET VALUE												0					
																	TOTAL MARKET OB/XF VALUE												0					
																	TOTAL LAND VALUE - MARKET												100					
																	TOTAL MARKET VALUE												100					
																	SOH/AGL Deduction												0					
																	ASSESSED VALUE												100					
																	TOTAL EXEMPTION VALUE												0					
																	BASE TAXABLE VALUE												100					
DOR CODE					0005					COMMON S/D LANDS																								
MAP NUM										MKT AREA					04																			
NEIGHBORHOOD/LOC					4089.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					CREEKSTONE DR, FERNANDINA BEACH																													
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																			
LAND DESCRIPTION																	TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000005	C	COMMON S/D L	0		RSF-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																	
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																																		