LOT 11
CREEKSTONE OR 2233/906

THERIAULT JOYCE LYNN
PO BOX 579
YULEE, FL 32041

2024

29-2N-28-0119-0011-0000

BUILDING CHARACTERISTICS

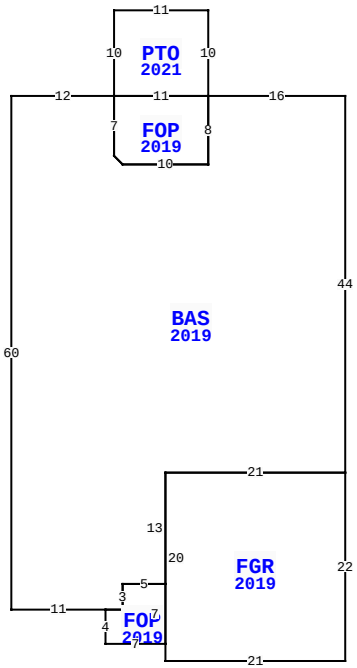
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,902	100	1,902	226,596
FGR	462	55	254	30,260
FOP	43	30	13	1,548
FOP	88	30	26	3,098
PTO	110	5	6	715
TOTALS	2,605		2,201	262,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	127.3118	120.95	266,211	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1902 HX Base Yr 2020



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

95361 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,218
TOTAL MARKET OB/XF VALUE		4,061
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		341,279
SOH/AGL Deduction		110,877
ASSESSED VALUE		230,402
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		130,402
TOTAL JUST VALUE		341,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903682	CO ISSUED	0	08/16/2019
B1903682	2019	259,312	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/273	6/25/2024	WD	Q	I	01	400,000
GRANTOR: BAGGOTT DARBY NINON &						
GRANTEE: THERIAULT JOYCE LYN						
2323/1523	12/06/2019	SW	Q	I	02	259,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BAGGOTT DARBY NINON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 PTO=[YR=2021] N10 W11 S10 E11$
FOP=[YR=2019] W11 S7 D1 R1 E10 N8$ S8 W10 U1 L1 N7 W12
S60 E11 FOP=[YR=2019] S4 E7 FGR=[YR=2019] S2 E21 N22 W21
S20$ N7 W5 S3 W2$ E2 N3 E5 N13 E21 N44$.

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	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	98	229	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2019	2019	3	98	3,832	

LAND DESCRIPTION

TOTAL OB/XF 4,061

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	000134	C	SFR POND	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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS