

LOT 12
CREEKSTONE OR 2233/906

MCCAIN NOBLE WILLIAM II
95367 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0012-0000



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	VALUATION SUMMARY																												
Exterior Wall	31	HARDIE BRD 100	0100	01	2,129	126.2338	119.92	255,310	2019	2019	0	0	0	1.50	98.50	STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020														Heated Area: 1856														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100	12 10 10 12 FOP 2019 25 14 39 59 BAS 2019 21 20 19 15 FGR 2019 5 4 4 5 FOP 2019 13 21																																									
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		3 100																																										
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	1,856	100	1,856	219,233																																								
FGR	420	55	231	27,286																																								
FOP	20	30	6	709																																								
FOP	120	30	36	4,252																																								
TOTALS			2,416		2,129	251,480																																						
EXTRA FEATURES			95367 CREEKVILLE 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																												
1	0811	CONCRETE B	0 100	0	0	854.00	SF	5.20	5.20	100	2019	2019	3	98	4,352																													
LAND DESCRIPTION			TOTAL OB/XF 4,352																																									
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	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 08/01/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																												