LOT 14
CREEKSTONE OR 2233/906

GROGAN JOHN J & DAYNA J
95379 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0014-0000

BUILDING CHARACTERISTICS

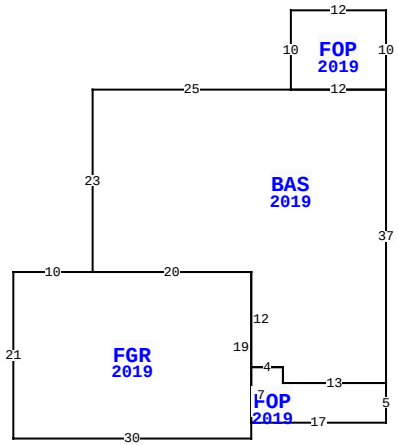
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

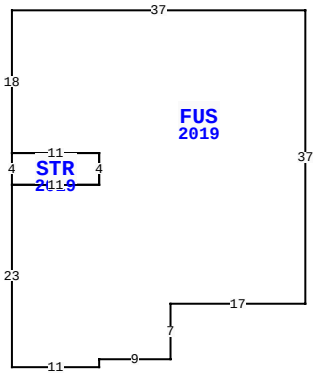
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1,081	125,613
FGR	630	55	346	40,206
FOP	93	30	28	3,253
FOP	120	30	36	4,183
FUS	1,476	100	1,476	171,512
STR	44	10	4	465
TOTALS	3,444		2,971	345,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	124.1834	117.97	350,489	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2557 HX Base Yr





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

95379 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	345,232
TOTAL MARKET OB/XF VALUE	5,840
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	426,072
SOH/AGL Deduction	44,176
ASSESSED VALUE	381,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,896
TOTAL JUST VALUE	426,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901173	CO ISSUED	0	09/19/2019
B1901173	DR HORTON	334,386	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/1776	5/26/2020	SW	Q	I	01	323,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GROGAN JOHN J & DAY						
2235/1921	11/08/2018	SW	Q	V	05	741,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W25 S23 FGR=[YR=2019] W10 S21 E30 N2 FOP=[YR=2019] E17 N5 W13 N2 W4 S7 $ N19 W20 $ E20 S12 E4 S2 E13 N37 W12 $ E12 N10 $ PTR= E30 FUS=[YR=2019] E37 S37 W17 S7 W9 S1 W11 N23 STR=[YR=2019] E11 N4 W11 S4 $ E11 N4 W11 N18 $ W30 $.

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	0811	CONCRETE B	0	0	0	0	1,146.00	SF	5.20	5.20	100	2019	2019	3	98	5,840	

LAND DESCRIPTION

TOTAL OB/XF 5,840

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	0		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