LOT 16
CREEKSTONE OR 2233/906

HUBBELL MATTHEW RUSSELL/WILLIAMS LAURA ANN
95391 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0016-0000

BUILDING CHARACTERISTICS

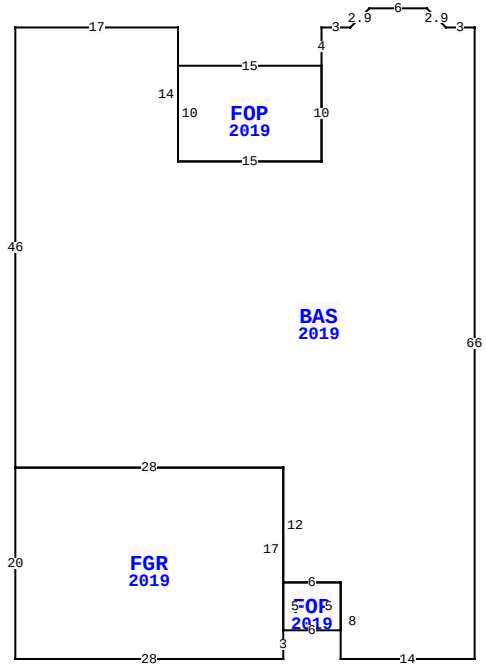
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,366	100	2,366	272,366
FGR	560	55	308	35,456
FOP	30	30	9	1,036
FOP	150	30	45	5,180
TOTALS	3,106		2,728	314,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,728	123.0240	116.87	318,821	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2366 HX Base Yr 2022



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

95391 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,039
TOTAL MARKET OB/XF VALUE		10,721
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		399,760
SOH/AGL Deduction		20,920
ASSESSED VALUE		378,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,840
TOTAL JUST VALUE		399,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901147	CO ISSUED	0	10/10/2019
B1901147	NEW CONSTR	315,613	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1619	12/07/2021	WD	Q	I	01	446,000
GRANTOR: BAILEY COREY F & CORL						
GRANTEE: HUBBELL MATTHEW RUS						
2311/1754	10/11/2019	SW	Q	I	01	304,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BAILEY COREY F & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 U2 L2 W6 D2 L2 W3 S4 FOP=[YR=2019] W15 S10 E15 N10 $ S10 W15 N14 W17 S46 FGR=[YR=2019] S20 E28 N3 FOP=[YR=2019] E6 N5 W6 S5$ N17 W28$ E28 S12 E6 S8 E14 N66$.

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	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	98	210	
2	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2019	2019	3	98	4,469	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2019	2019	3	95	5,472	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 10,721

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	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 01/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS