LOT 20
CREEKSTONE OR 2233/906

CRAWFORD FREDDIE WAYNE & ZONDRA LEIGH
95415 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

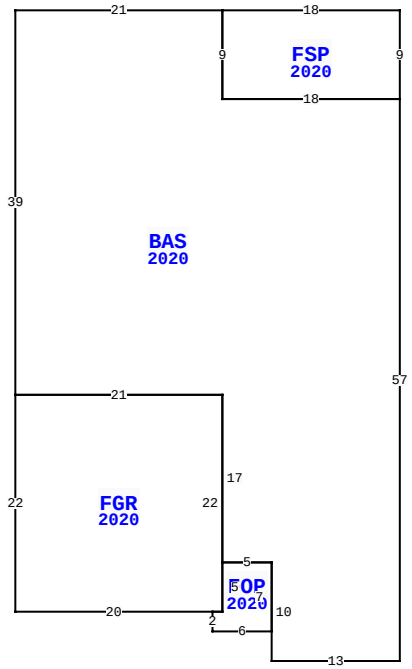
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,795	100	1,795	214,934
FGR	462	55	254	30,414
FOP	37	30	11	1,317
FSP	162	40	65	7,783
TOTALS	2,456		2,125	254,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	127.3118	120.95	257,019	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1795 HX Base Yr 2024



95415 CREEKVILLE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,449
TOTAL MARKET OB/XF VALUE		4,612
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		334,061
SOH/AGL Deduction		0
ASSESSED VALUE		334,061
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,061
TOTAL JUST VALUE		334,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112148	SOLAR PANELS	23,120	09/13/2021
C1910913	CO ISSUED	0	02/19/2020
B1910913	NEW CONSTR	246,644	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1229	5/26/2023	WD	Q	I	02	395,000
GRANTOR: WISZ RYAN THOMAS						
GRANTEE: CRAWFORD FREDDIE WA						
2369/1504	6/19/2020	SW	Q	I	01	252,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WISZ RYAN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W18 BAS=[YR=2020] W21 S39 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S2 E6 N7 W5 S5 W1$ E1 N22 W21$ E21 S17 E5 S10 E13 N57 W18 N9$ S9 E18 N9$.

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	8	3	24.00	SF	6.50	6.50	100	2020	2020	3	99	154	
2	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20	5.20	100	2020	2020	3	99	4,458	

LAND DESCRIPTION

TOTAL OB/XF 4,612

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 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS