



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	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,794	125.7696	119.48	333,827	2019	2019	0	0	0	1.50	98.50	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 2345 HX Base Yr														
Roof Cover	03	COMP SHNGL 100													VALUATION BY														
Interior Wall	05	DRYWALL 100													STANDARD														
Interior Floor	11	CLAY TILE 70													Tax Group: 4 Tax Dist:														
Interior Floor	14	CARPET 30													BUILDING MARKET VALUE														
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE														
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET														
Bedrooms	4	100													TOTAL MARKET VALUE														
Bathrooms	3	100													SOH/AGL Deduction														
Frame	02	WOOD FRAME 100													ASSESSED VALUE														
Stories	1.	1. 100													TOTAL EXEMPTION VALUE														
Units	0	100													BASE TAXABLE VALUE														
Occupancy	00	NONE 100													TOTAL JUST VALUE														
Quality			05	Quality Level 05												NCON VALUE													
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE													
MAP NUM				MKT AREA		04		PREVIOUS YEAR MKT VALUE														431,559							
NEIGHBORHOOD/LOC			4089.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,345	100	2,345	275,978																									
FGR	696	55	383	45,075																									
FOP	30	30	9	1,059																									
FSP	135	40	54	6,355																									
PTO	60	5	3	353																									
TOTALS	3,266		2,794	328,820																									
EXTRA FEATURES					95427 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	1,253.00	SF	5.20	5.20	100	2019	2019	3	98	6,385													
2	0476	VF 6 SBPL	0	100	0	0	375.00	LF	32.00	32.00	100	2019	2019	3	95	11,400													
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570													
4	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00	85.00	100	2023	2023		100	33,320													
5	0912	SCRN RM G	1	100	0	0	1,200.00	SF	20.00	20.00	100	2023	2023		100	24,000													
6	0855	CONC PAVER	1	100	0	0	808.00	SF	10.00	10.00	100	2023	2023		100	8,080													
7	0855	CONC PAVER	1	100	0	0	792.00	SF	10.00	10.00	100	2023	2023		100	7,920													
8	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000													
TOTAL OB/XF																93,675													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												
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