



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		3.5 100
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	2,798	100	2,798	315,565
FGR	622	55	342	38,572
FOP	71	30	21	2,369
FOP	190	30	57	6,429
TOTALS	3,681		3,218	362,934

1 SINGLE FAM - 100% - 2020

Heated Area: 2798

HX Base Yr 2020

BLD DATE 03/03/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/17/2023 MLU

95439 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	1,402.00	SF	5.20	5.20	100	2019	2019	3	98	7,145	

LAND DESCRIPTION										TOTAL OB/XF										7,145	
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	LA VAL				
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					

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										362,934			
TOTAL MARKET OB/XF VALUE										7,145			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										445,079			
SOH/AGL Deduction										252,066			
ASSESSED VALUE										193,013			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										143,013			
TOTAL JUST VALUE										445,079			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										455,308			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904381	CO ISSUED	0	09/26/2019
19004381	NEW CONSTR	438,928	04/30/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2308/1501	9/30/2019	SW	Q	I	01	333,400	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: CHANEY LEOLA M & HE							
2256/1242	2/12/2019	SW	Q	V	05	399,000	
GRANTOR: NASSAU PARTNERS LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W31 FOP=[YR=2019] W19 S10 E19 N10 \$ S10 W19 S64 E13 FOP=[YR=2019] S1 E8 N4 FGR=[YR=2019] E9 S3 E20 N21 W19 N2 W11 S20 E1\$ W1 N7 W6 S10 W1\$ E1 N10 E6 N13 E11 S2 E19 N53 \$.									