LOT 35
CREEKSTONE OR 2233/906

MILLER JOANNE SHIRLEY/MILLER JAMES RICHARD
95444 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0035-0000

BUILDING CHARACTERISTICS

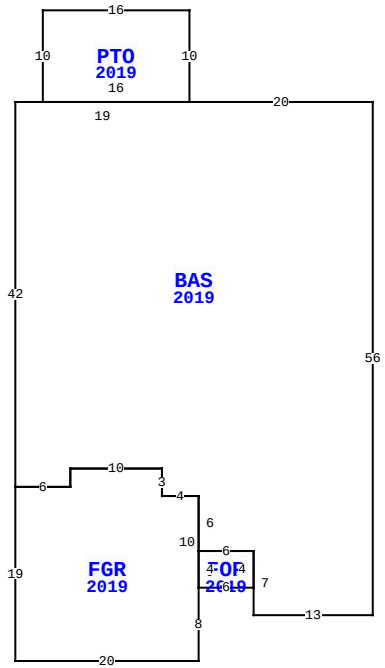
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,846	100	1,846	219,925
FGR	396	55	218	25,971
FOP	24	30	7	834
PTO	160	5	8	953
TOTALS	2,426		2,079	247,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,079	127.3118	120.95	251,455	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1846 HX Base Yr 2023



95444 CREEKVILLE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,683
TOTAL MARKET OB/XF VALUE		3,817
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,500
SOH/AGL Deduction		0
ASSESSED VALUE		326,500
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,500
TOTAL JUST VALUE		326,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903679	CO ISSUED	0	08/19/2019
19003679	NEW CONSTR	237,279	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0103	1/10/2022	WD	Q	I	01	380,000
GRANTOR: LASHLEY NIKIA M						
GRANTEE: MILLER JAMES RICHAR						
2312/1797	10/16/2019	SW	Q	I	01	225,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LASHLEY NIKIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 PTO=[YR=2019] N10 W16 S10 E16$ W19 S42
FGR=[YR=2019] S19 E20 N8 FOP=[YR=2019] E6 N4 W6 S4 $ N10 W4
N3 W10 S2 W6 $ E6 N2 E10 S3 E4 S6 E6 S7 E13 N56 $.

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	100	0	0	749.00	SF	5.20	5.20	100	2019	2019	3	98	3,817	

LAND DESCRIPTION

TOTAL OB/XF 3,817

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 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