



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	199,174
FGR	462	55	254	28,184
FOP	150	30	45	4,993
FSP	162	40	65	7,212
TOTALS	2,569		2,159	239,563

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	172
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	4,811

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,159	118.5800	112.65	243,211	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1795 HX Base Yr 2020											
95438 CREEKVILLE DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE 05/17/2023 MLU											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 239,563											
TOTAL MARKET OB/XF VALUE 4,983											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 319,546											
SOH/AGL Deduction 97,071											
ASSESSED VALUE 222,475											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 172,475											
TOTAL JUST VALUE 319,546											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 326,285											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904806	CO ISSUED	0	11/18/2019
B1904806	NEW CONSTR	245,813	05/09/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2321/1751	11/26/2019	SW	Q	I	02	254,200	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: HALEY RYAN MICHAEL							
2272/1964	5/02/2019	WD	Q	V	05	285,000	
GRANTOR: NASSAU PARTNERS LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W21 FSP=[YR=2019] W18 S9 E18 N9\$ S9 W18 S57 FOP=[YR=2019] S5 E19 N10 FGR=[YR=2019] E20 N22 W21 S22 E1\$ W1 N5 W5 S10 W13\$ E13 N10 E5 N17 E21 N39\$.											