LOT 37
CREEKSTONE OR 2233/906

MORA ROBERT &/BEBBINGTON LESLEY C
95416 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-0119-0037-0000**

## 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

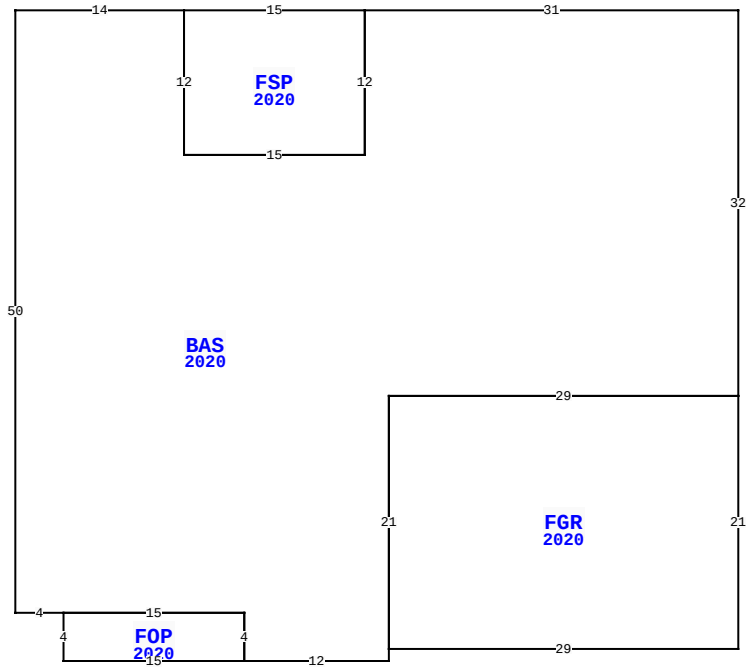
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4089.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,346 | 100 | 2,346 | 268,184 |
| FGR | 609 | 55 | 335 | 38,295 |
| FOP | 60 | 30 | 18 | 2,057 |
| FSP | 180 | 40 | 72 | 8,231 |
| TOTALS | 3,195 | | 2,771 | 316,767 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,771 | 121.5456 | 115.47 | 319,967 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2346 HX Base Yr 2021




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

95416 CREEKVILLE DR, FERNANDINA BEACH

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 316,767 |
| TOTAL MARKET OB/XF VALUE | | 17,589 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 409,356 |
| SOH/AGL Deduction | | 111,676 |
| ASSESSED VALUE | | 297,680 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 247,680 |
| TOTAL JUST VALUE | | 409,356 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 418,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1906371 | CO ISSUED | 0 | 01/16/2020 |
| B1906371 | NEW CONSTR | 322,186 | 09/01/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2338/1267 | 2/10/2020 | SW | Q | I | 01 | 325,800 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: MORA ROBERT & LESLE | | | | | | |
| 2256/1242 | 2/12/2019 | SW | Q | V | 05 | 399,000 |
| GRANTOR: NASSAU PARTNERS LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W31 FSP=[YR=2020] W15 S12 E15 N12$ S12 W15 N12 W14 S50 E4 FOP=[YR=2020] S4 E15 N4 W15$ E15 S4 E12 N1 FGR=[YR=2020] E29 N21 W29 S21$ N21 E29 N32$.

### 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 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 386 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,182.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 6,085 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 90.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 96 | 2,765 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 96 | 288 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 76 | 0 | 304.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 93 | 2,827 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 96 | 288 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 500.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 4,950 | |

### LAND DESCRIPTION

TOTAL OB/XF 17,589

| 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 | 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 | 75,000 | | | | | | | |

REVIEW DATE 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS