LOT 39
CREEKSTONE OR 2233/906

POISAL SEBASTIAN JR &/BIRKITT FAYE SMITH TRUSTEE
86124 PRESERVE PLACE
YULEE, FL 32097

**2024**

**29-2N-28-0119-0039-0000**

## BUILDING CHARACTERISTICS

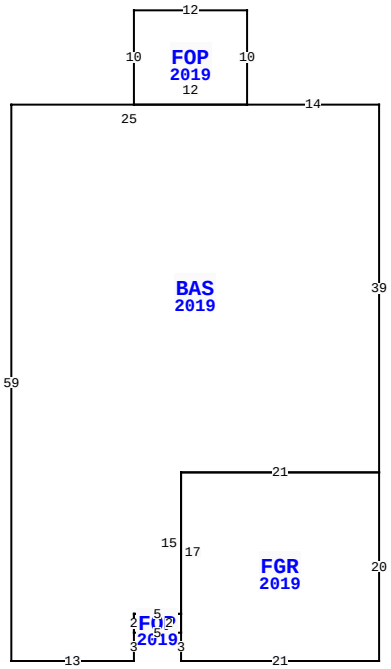
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,856 | 100 | 1,856 | 205,942 |
| FGR | 420 | 55 | 231 | 25,632 |
| FOP | 10 | 30 | 3 | 333 |
| FOP | 120 | 30 | 36 | 3,994 |
| TOTALS | 2,406 | | 2,126 | 235,902 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,126 | 118.5800 | 112.65 | 239,494 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr




95404 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 | 235,902 |
| TOTAL MARKET OB/XF VALUE | 4,777 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 315,679 |
| SOH/AGL Deduction | 35,694 |
| ASSESSED VALUE | 279,985 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 279,985 |
| TOTAL JUST VALUE | 315,679 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 322,313 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1909398 | CO ISSUED | 0 | 05/14/2019 |
| B1909398 | NEW CONSTR | 248,018 | 01/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2604/1674 | 11/17/2022 | WD | U | I | 11 | 100 |
| GRANTOR: BIRKITT FAYE S | | | | | | |
| GRANTEE: POISAL SEBASTINA JR | | | | | | |
| 2278/1173 | 5/28/2019 | SW | Q | I | 01 | 251,300 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: BIRKITT FAYE S | | | | | | |

## BUILDING NOTES

## 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 | 0 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 191 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 720.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 4,586 | |

## BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12$ W25 S59 E13 N3 FOP=[YR=2019] E5 FGR=[YR=2019] S3 E21 N20 W21 S17$ N2 W5 S2$ N2 E5 N15 E21 N39$.

## LAND DESCRIPTION

TOTAL OB/XF 4,777

| 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 | 0 | | 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 06/11/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS