



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,361	100	2,361	271,791
FGR	580	55	319	36,723
FOP	30	30	9	1,036
FOP	135	30	40	4,605
PTO	60	5	3	346
PTO	90	5	4	460

TOTALS	3,256		2,736	314,960
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2019
2	0811	CONCRETE B	0 100	0	0	1,406.00	SF	5.20	5.20	100	2019
3	0476	VF 6 SBPL	0 100	0	0	90.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019
5	0462	ST/AL FNC	0 100	78	0	312.00	SF	10.00	10.00	100	2019
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	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	2,736	123.0240	116.87	319,756	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2361 HX Base Yr 2022											
95398 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
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			314,960
TOTAL MARKET OB/XF VALUE			13,489
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			403,449
SOH/AGL Deduction			155,920
ASSESSED VALUE			247,529
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			197,529
TOTAL JUST VALUE			403,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909399	CO ISSUED	0	06/14/2019
B1909399	NEW CONSTR	315,613	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2514/1470	11/16/2021	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY TRU					SALE PRICE
GRANTEE: BRAUNER GILLIAN SAR					415,000
2494/1780	9/03/2021	WD	U	I	37
GRANTOR: ALEMAN FREDDY & JENNI					384,800
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 PTO=[YR=2021] N6 W15 S6 E15\$											
PTO=[YR=2019] W15 S4 FOP=[YR=2019] S9 E15 N9 W15\$ E15 N4 \$											
S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2019]											
E6 FGR=[YR=2019] S3 E29 N20 W29 S17 \$ N5 W6 S5\$ N5 E6 N12											
E29 N46\$.											