LOT 41
CREEKSTONE OR 2233/906

ALBERICO ADAM & KRISTINA M
95392 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0041-0000

BUILDING CHARACTERISTICS

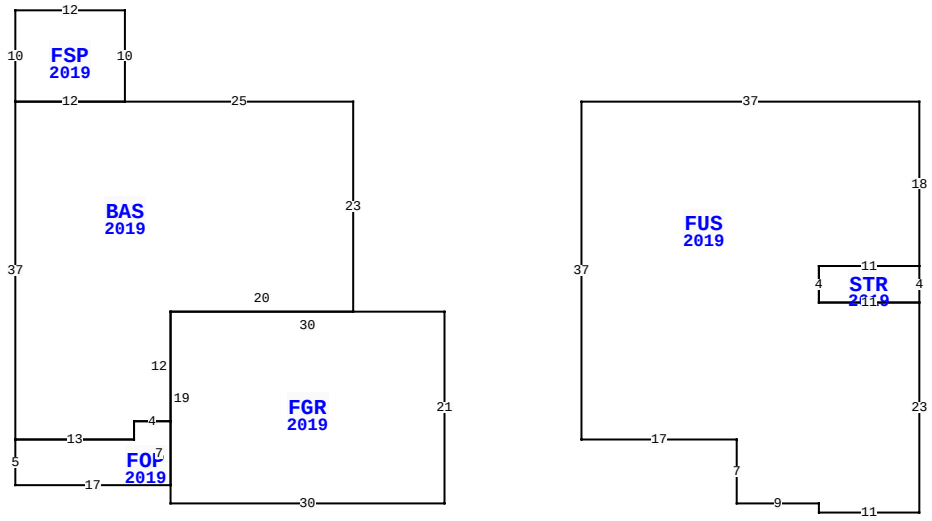
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,081	100	1,081	121,534
FGR	630	55	346	38,900
FOP	93	30	28	3,148
FSP	120	40	48	5,397
FUS	1,476	100	1,476	165,944
STR	44	10	4	450
TOTALS	3,444		2,983	335,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	120.1508	114.14	340,480	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2557 HX Base Yr 2023



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

95392 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,373
TOTAL MARKET OB/XF VALUE		12,251
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,624
SOH/AGL Deduction		0
ASSESSED VALUE		422,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,624
TOTAL JUST VALUE		422,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909401	CO ISSUED	0	06/07/2019
B1909401	NEW CONSTR	334,938	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1280	5/18/2022	WD	Q	I	01	545,500
GRANTOR: SUMINSKI SHELBY V & J						
GRANTEE: ALBERICO ADAM & KRI						
2286/0697	6/28/2019	SW	Q	I	01	330,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SUMINSKI SHELBY V &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FSP=[YR=2019] N10 W12 S10 E12$ W12 S37 FOP=[YR=2019] S5 E17 FGR=[YR=2019] S2 E30 N21 W30 S19$ N7 W4 S2 W13$ E13 N2 E4 N12 E20 N23$ PTR= E25 FUS=[YR=2019] E37 S18 STR=[YR=2019] S4 W11 N4 E11 $ W11 S4 E11 S23 W11 N1 W9 N7 W17 N37$ W25$.

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	10	3	30.00	SF	6.50	6.50	100	2019	2019	3	98	191	
2	0811	CONCRETE B	0	100	0	0	1,188.00	SF	5.20	5.20	100	2019	2019	3	98	6,054	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2019	2019	3	95	2,736	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
5	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2019	2019	3	90	2,700	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 12,251

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 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