LOT 42
CREEKSTONE OR 2233/906

PICKETT JOSHUA
95386 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0042-0000

BUILDING CHARACTERISTICS

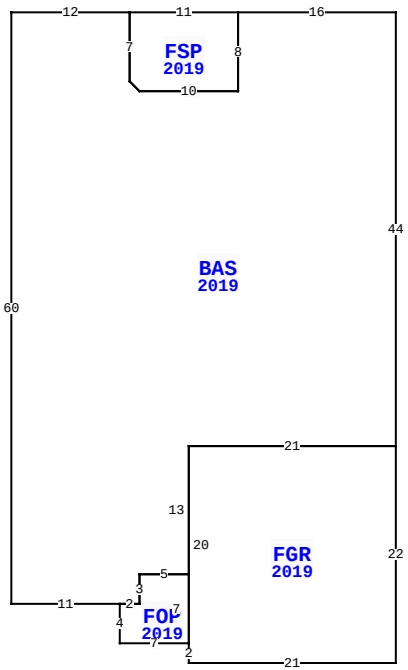
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,902	100	1,902	221,594
FGR	462	55	254	29,592
FOP	43	30	13	1,515
FSP	88	40	35	4,078
TOTALS	2,495		2,204	256,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	124.5090	118.28	260,689	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1902 HX Base Yr 2020



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

95386 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,779
TOTAL MARKET OB/XF VALUE		15,889
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,668
SOH/AGL Deduction		106,887
ASSESSED VALUE		240,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,781
TOTAL JUST VALUE		347,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909412	CO ISSUED	0	06/14/2019
B1909412	NEW CONSTR	255,036	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/0746	6/11/2019	SW	Q	I	01	264,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PICKETT JOSHUA						
2235/1921	11/08/2018	SW	Q	V	05	741,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W11 S7 D1 R1 E10 N8$ S8 W10 U1 L1 N7 W12 S60 E11 FOP=[YR=2019] S4 E7 FGR=[YR=2019] S2 E21 N22 W21 S20$ N7 W5 S3 W2$ E2 N3 E5 N13 E21 N44$.

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	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	98	287	
2	0810	CONCRETE A	0	100	0	0	747.00	SF	6.50	6.50	100	2019	2019	3	98	4,758	
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	65	0	260.00	SF	10.00	10.00	100	2019	2019	3	90	2,340	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
7	0855	CONC PAVER	0	100	0	0	525.00	SF	10.00	10.00	100	2021	2021	3	99	5,198	

LAND DESCRIPTION

TOTAL OB/XF 15,889

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