LOT 43
CREEKSTONE OR 2233/906

BRIDWELL BRIAN H
95319 CREEKSTONE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

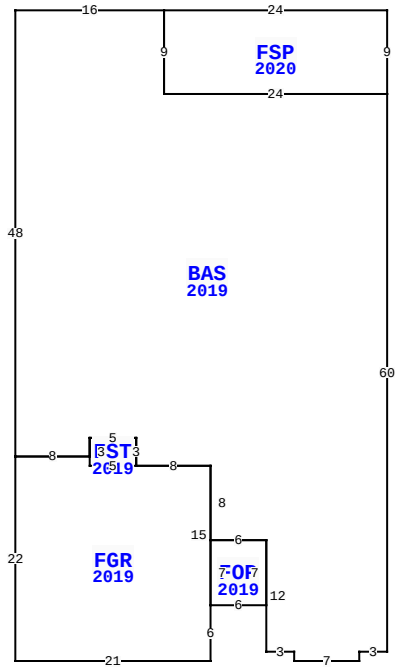
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,036	100	2,036	241,317
FGR	464	55	255	30,224
FOP	42	30	13	1,541
FSP	216	40	86	10,193
FST	15	55	8	949
TOTALS	2,773		2,398	284,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	126.6650	120.33	288,551	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2036 HX Base Yr 2020



95319 CREEKSTONE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,223
TOTAL MARKET OB/XF VALUE		8,202
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,425
SOH/AGL Deduction		114,222
ASSESSED VALUE		253,203
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,203
TOTAL JUST VALUE		367,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909396	CO ISSUED	0	05/14/2019
B1909396	NEW CONSTR	277,586	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0561	7/26/2019	SW	Q	I	02	283,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRIDWELL BRIAN H						
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

FSP=[YR=2020] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S22 E21 N6 FOP=[YR=2019] E6 N7 W6 S7$ N15 W8 FST=[YR=2019] W5 N3 E5 S3$ N3 W5 S2 W8$ E8 N2 E5 S3 E8 S8 E6 S12 E3 S1 E7 N1 E3 N60 W24 N9$ S9 E24 N9$.

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	745.00	SF	6.50	6.50	100	2018	2018	3	97	4,697	
3	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100	2021	2021	3	99	3,218	

LAND DESCRIPTION

TOTAL OB/XF 8,202

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	000100	C	SFR	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