LOT 44
CREEKSTONE OR 2233/906

JOHNSON JOHN B
95313 CREEKSTONE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0119-0044-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

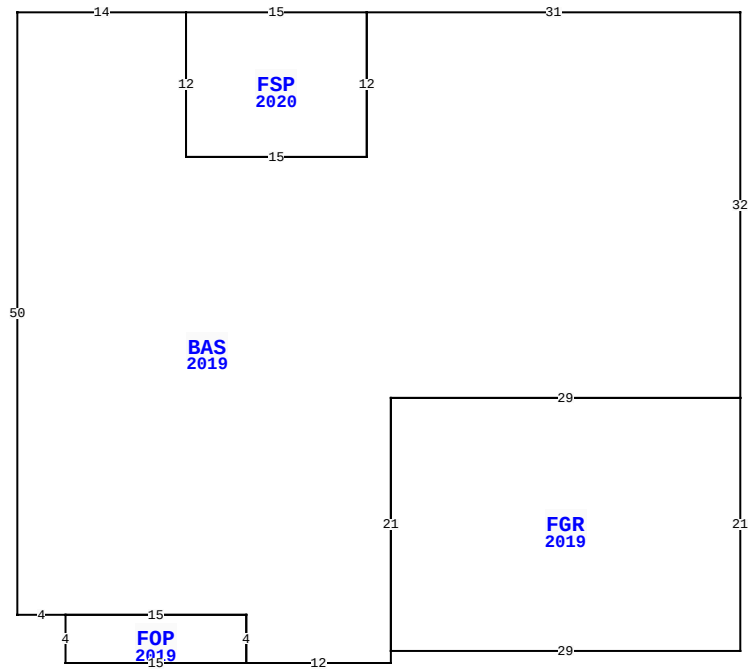
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	265,443
FGR	609	55	335	37,904
FOP	60	30	18	2,037
FSP	180	40	72	8,147
TOTALS	3,195		2,771	313,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,771	120.9120	114.87	318,305	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2346 HX Base Yr 2020



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

95313 CREEKSTONE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,530
TOTAL MARKET OB/XF VALUE		6,251
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		394,781
SOH/AGL Deduction		119,652
ASSESSED VALUE		275,129
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,129
TOTAL JUST VALUE		394,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909391	CO ISSUED	0	11/01/2019
B1909391	NEW CONSTR	318,613	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1251	11/07/2019	SW	Q	I	01	302,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JOHNSON JOHN B						
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] W31 FSP=[YR=2020] W15 S12 E15 N12$ S12 W15 N12 W14 S50 E4 FOP=[YR=2019] S4 E15 N4 W15$ E15 S4 E12 N1 FGR=[YR=2019] E29 N21 W29 S21$ N21 E29 N32$.

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	21	3	63.00	SF	6.50	6.50	100	2019	2019	3	98	401	
2	0811	CONCRETE B	0	100	0	0	1,148.00	SF	5.20	5.20	100	2019	2019	3	98	5,850	

LAND DESCRIPTION

TOTAL OB/XF 6,251

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