LOT 2
CREEKSTONE OR 2233/906

MCTURK ASHLEY YAENA & NICHOLAS ANDREW
95308 CREEKSTONE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

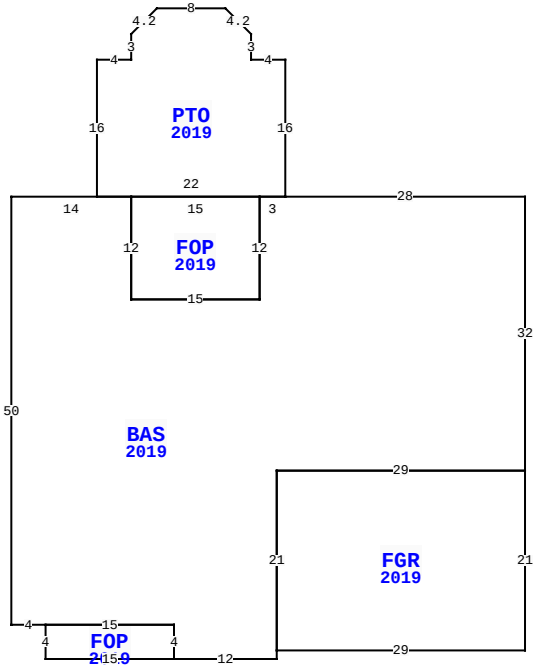
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2019	2,346	279,200
FGR	609	55	2019	335	39,868
FOP	60	30	2019	18	2,142
FOP	180	30	2019	54	6,427
PTO	427	5	2019	21	2,499
TOTALS	3,622			2,774	330,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,774	121.4400	121.44	336,875	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2346 HX Base Yr 2021



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

95308 CREEKSTONE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,138
TOTAL MARKET OB/XF VALUE		9,975
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,113
SOH/AGL Deduction		112,992
ASSESSED VALUE		302,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,399
TOTAL JUST VALUE		415,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909408	CO ISSUED	0	05/14/2019
B1909408	NEW CONSTR	317,513	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/597	2/14/2025	WD	Q	I	01	560,000
GRANTOR: POMALES ALEXANDER ARK						
GRANTEE: MCTURK ASHLEY YAENA						
2381/0052	7/30/2020	SW	Q	I	01	330,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POMALES ALEXANDER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 PTO=[YR=2019] N16 W4 N3 U3 L3 W8 D3 L3 S3 W4 S16 E22$ W3 FOP=[YR=2019] 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	41	5	205.00	SF	6.50	6.50	100	2019	2019	3	97	1,293	
2	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00	10.00	100	2019	2019	3	97	8,682	

LAND DESCRIPTION

TOTAL OB/XF 9,975

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	RES	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 07/30/2025 BY SYS