

FREEMAN ANDREW C & COURTNEY
95352 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																		
Exterior Wall	31	HARDIE BRD 100	0100	01	2,366	126.6650	126.66	299,678	2019	2019	0	0	0	2.00	98.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020										Heated Area: 2035					HX Base Yr 2020					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					293,684														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					13,308														
Interior Floor	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET					75,000														
Interior Floor	14	CARPET 50											TOTAL MARKET VALUE					381,992														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					118,400														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					263,592														
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB					50,722									
Bathrooms		3 100											BASE TAXABLE VALUE					212,870														
Bathrooms		3 100											TOTAL JUST VALUE					381,992														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100	INCOME VALUE																													
Units	00	0 100	PREVIOUS YEAR MKT VALUE					368,879																								
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	2,035	100	2019	2,035	252,598																											
FGR	449	55	2019	247	30,659																											
FOP	36	30	2019	11	1,365																											
FOP	216	30	2019	65	8,068																											
FST	15	55	2019	8	993																											
TOTALS		2,751			2,366	293,684																										
EXTRA FEATURES		95352 CREEKVILLE DR, FERNANDINA BEACH										BLD DATE 03/03/2023 NW										LGL DATE 05/17/2023 MLU										
L N	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	97	284																	
2	0811	CONCRETE B	0 100	56	16	896.00	SF	5.20	5.20	100	2019	2019	3	97	4,519																	
3	0476	VF 6 SBPL	0 100	0	0	264.00	LF	32.00	32.00	100	2019	2019	3	94	7,941																	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564																	
TOTAL OB/XF 13,308																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/16/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																