LOT 6
CREEKSTONE OR 2233/906

BALLEW ROBERT & ELISE
95348 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

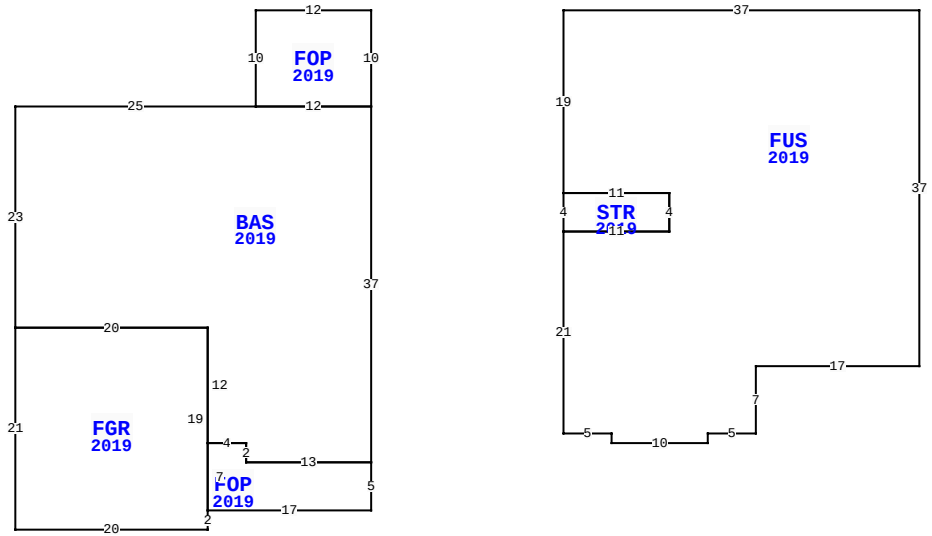
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2019	1,081	130,897
FGR	420	55	2019	231	27,971
FOP	93	30	2019	28	3,391
FOP	120	30	2019	36	4,359
FUS	1,475	100	2019	1,475	178,606
STR	44	10	2019	4	484
TOTALS	3,233			2,855	345,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	123.5630	123.56	352,764	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2556 HX Base Yr 2023



95348 CREEKVILLE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,709
TOTAL MARKET OB/XF VALUE		10,543
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		431,252
SOH/AGL Deduction		129,050
ASSESSED VALUE		302,202
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,480
TOTAL JUST VALUE		431,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902464	NEW CONSTR	0	12/06/2019
1912326	NEW CONSTR	0	12/02/2019
B1902464	NEW CONSTR	339,253	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0791	3/30/2022	WD	Q	I	01	527,500
GRANTOR: WEBB NATHAN DONALD &						
GRANTEE: BALLEW ROBERT & ELI						
2347/0936	3/13/2020	WD	Q	I	01	317,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WEBB NATHAN DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W25 S23 FGR=[YR=2019] S21 E20 N2 FOP=[YR=2019] E17 N5 W13 N2 W4 S7$ N19 W20$ E20 S12 E4 S2 E13 N37 W12$ E12 N10$ PTR= E20 FUS=[YR=2019] E37 S37 W17 S7 W5 S1 W10 N1 W5 N21 STR=[YR=2019] N4 E11 S4 W11$ E11 N4 W11 N19$ W20$.

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	10	3	30.00	SF	6.50	6.50	100	2019	2019	3	97	189	
2	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2019	2019	3	97	3,874	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2021	2021	3	90	6,480	

LAND DESCRIPTION

TOTAL OB/XF 10,543

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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS