

LOT 7
CREEKSTONE OR 2233/906

JACKSON SHAUN LAMARK & ALLISON
15011 MARSTON GROVE DR
HOUSTON, TX 77044

2025

29-2N-28-0119-0007-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	31	HARDIE BRD 100	0100	01	3,228	112.3320	112.33	362,601	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2025														Heated Area: 2785																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	13	LVT/LAMMT 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												357,162											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												4,066											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												75,000											
Bedrooms	4	100															TOTAL MARKET VALUE												436,228											
Bathrooms	3.5	100															SOH/AGL Deduction												0											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												436,228											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												0											
Units	0	100															BASE TAXABLE VALUE												436,228											
Occupancy	00	NONE 100	TOTAL JUST VALUE												436,228																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												420,154																									
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	2,785	100	2020	2,785	308,146																																			
FGR	642	55	2020	353	39,057																																			
FOP	47	30	2020	14	1,549																																			
FSP	190	40	2020	76	8,409																																			
TOTALS			3,664		3,228	357,162																																		
EXTRA FEATURES						95344 CREEKVILLE DR, FERNANDINA BEACH																																		
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	0	7	3		21.00	SF 6.50	6.50	100	2020	2020	3	98	134																								
2	0812	CONCRETE C	0	0	0	0		1,003.00	SF 4.00	4.00	100	2020	2020	3	98	3,932																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		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 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																								