LOT 12
CREEKSTONE OR 2233/906

MCCAIN NOBLE WILLIAM II
95367 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0012-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

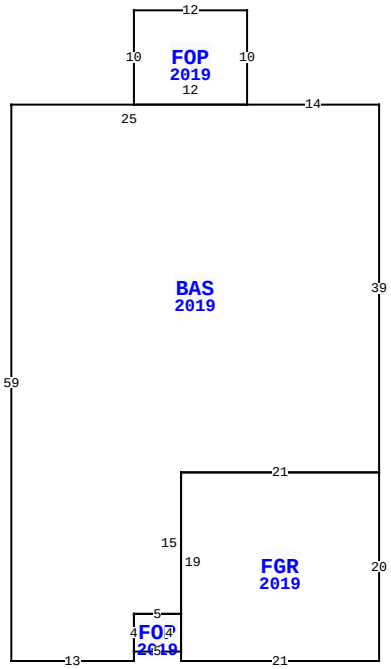
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2019	1,856	229,597
FGR	420	55	2019	231	28,576
FOP	20	30	2019	6	742
FOP	120	30	2019	36	4,453
TOTALS	2,416			2,129	263,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	126.2338	126.23	268,744	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1856 HX Base Yr 2020



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

95367 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,369
TOTAL MARKET OB/XF VALUE		4,308
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		342,677
SOH/AGL Deduction		123,289
ASSESSED VALUE		219,388
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,666
TOTAL JUST VALUE		342,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902523	CO ISSUED	0	08/14/2019
B1902523	NEW CONSTR	247,827	03/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0991	11/01/2021	QC	U	I	11	100
GRANTOR: MCCAIN NOBLE W II & K						
GRANTEE: MCCAIN NOBLE WILLIA						
2316/0644	10/31/2019	SW	Q	I	01	258,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCCAIN NOBLE W II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12 $ W25 S59 E13 N1 FOP=[YR=2019] E5 FGR=[YR=2019] S1 E21 N20 W21 S19 $ N4 W5 S4 $ N4 E5 N15 E21 N39 $.

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	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20	5.20	100	2019	2019	3	97	4,308	

LAND DESCRIPTION

TOTAL OB/XF 4,308

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	RES 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 08/01/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS