

LOT 15
CREEKSTONE OR 2233/906

ROWAN WILLIAM C & JILL L
95385 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0015-0000



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	2,387	126.6650	126.66	302,337	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024														Heated Area: 2035																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2024																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												296,290											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												48,927											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												75,000											
Bedrooms	4	100															TOTAL MARKET VALUE												420,217											
Bathrooms	3	100															SOH/AGL Deduction												752											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												419,465											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	100															BASE TAXABLE VALUE												368,743											
Occupancy	00	NONE 100	TOTAL JUST VALUE												420,217																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												407,643																									
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																																			
FSP	216	40	2024	86	10,675																																			
FST	15	55	2019	8	993																																			
TOTALS			2,751		2,387	296,290																																		
EXTRA FEATURES						95385 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	100	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	97	284																								
2	0810	CONCRETE A	0	100	0	0	752.00	SF	6.50	6.50	100	2019	2019	3	97	4,741																								
3	0861	POOL GUNIT	1	100	0	0	350.00	SF	85.00	85.00	100	2024	2023		98	29,155																								
4	0855	CONC PAVER	1	100	0	0	404.00	SF	10.00	10.00	100	2024	2023		100	4,040																								
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																								
6	0476	VF 6 SBPL	1	100	0	0	258.00	LF	32.00	32.00	100	2024	2023		99	8,173																								
7	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594																								
TOTAL OB/XF 48,927																																								
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																							
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 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																								