LOT 18
CREEKSTONE OR 2233/906

SOUTHWARD CHRISTIAN JAMAHL & PERCHELLE MONIQUE
95403 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0018-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

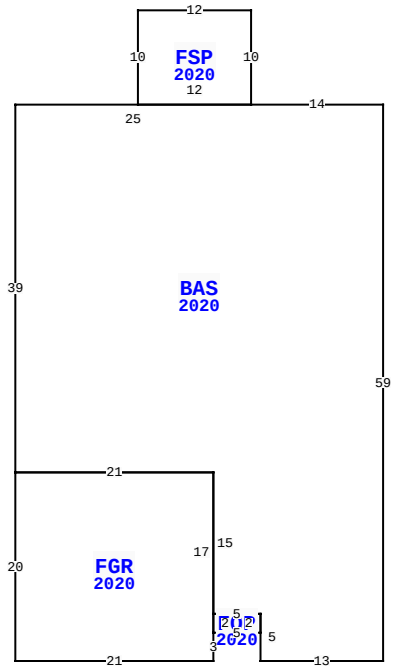
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2020	1,856	227,625
FGR	420	55	2020	231	28,331
FOP	10	30	2020	3	368
FSP	120	40	2020	48	5,886
TOTALS	2,406			2,138	262,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	124.5090	124.51	266,202	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



95403 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		262,209
TOTAL MARKET OB/XF VALUE		4,287
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		341,496
SOH/AGL Deduction		2,251
ASSESSED VALUE		339,245
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,523
TOTAL JUST VALUE		341,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2010778	SOLAR PANELS	25,325	11/05/2020
C2000561	CO ISSUED	0	06/26/2020
B2000561	NEW CONSTR	251,251	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/0662	7/09/2020	SW	Q	I	01	264,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SOUTHWARD CHRISTIAN						
2332/1838	1/16/2020	SW	Q	V	05	513,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W12 S10 E12$ W25 S39
FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N2 W5 S2$ N17
W21$ E21 S15 E5 S5 E13 N59 $.

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	11	3	33.00	SF	6.50	6.50	100	2020	2020	3	98	210	
2	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2020	2020	3	98	4,077	

LAND DESCRIPTION

TOTAL OB/XF 4,287

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 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