LOT 21
CREEKSTONE OR 2233/906

MOBLEY JEANETTE ELIZABETH REVOCABLE LIVING TRUST/M
95421 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0021-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

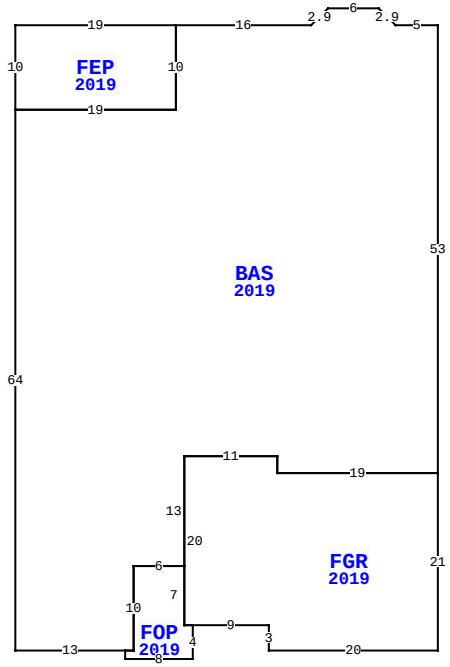
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,814	100	2019	2,814	340,468
FEP	190	80	2019	152	18,391
FGR	622	55	2019	342	41,379
FOP	71	30	2019	21	2,541
TOTALS	3,697			3,329	402,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,329	123.4640	123.46	410,998	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2814 HX Base Yr 2023



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

95421 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,778
TOTAL MARKET OB/XF VALUE		11,823
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		489,601
SOH/AGL Deduction		158,036
ASSESSED VALUE		331,565
TOTAL EXEMPTION VALUE	SX HX HB WX	105,722
BASE TAXABLE VALUE		225,843
TOTAL JUST VALUE		489,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904268	CO ISSUED	0	09/26/2019
19004268	NEW CONSTR	438,928	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/610	3/13/2025	QC	U	I	11	100
GRANTOR: MOBLEY TONYA R						
GRANTEE: MOBLEY JEANETTE E						
2774/1499	3/13/2025	TD	U	I	11	100
GRANTOR: MOBLEY JEANETTE E						
GRANTEE: MOBLEY JEANETTE ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W5 U2 L2 W6 D2 L2 W16 FEP=[YR=2019] W19 S10 E19 N10$ S10 W19 S64 E13 FOP=[YR=2019] S1 E8 N4 FGR=[YR=2019] E9 S3 E20 N21 W19 N2 W11 S20 E1$ W1 N7 W6 S10 W1 $ E1 N10 E6 N13 E11 S2 E19 N53 $.

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	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
2	0812	CONCRETE C	0	100	0	0	1,512.00	SF	4.00	4.00	100	2019	2019	3	97	5,867	
3	0940	SHEDS/PORT	0	100	15	15	225.00	SF	30.00	30.00	100	2020	2020	3	86	5,805	

LAND DESCRIPTION

TOTAL OB/XF 11,823

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 01/24/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS