LOT 22
CREEKSTONE OR 2233/906

ORLANDI TIMOTHY A & JESSICA E
95427 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0022-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

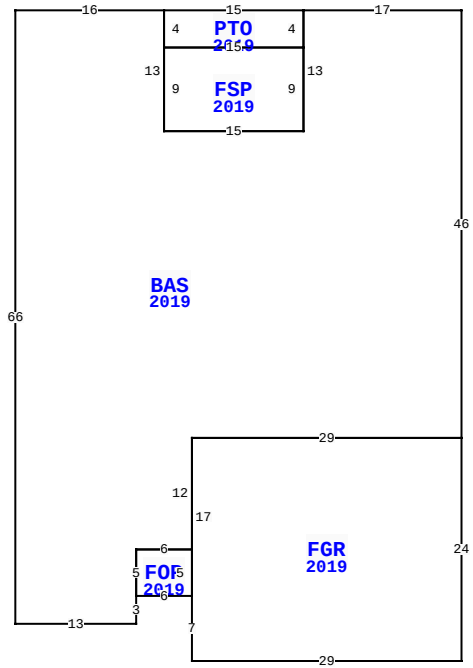
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2019	2,345	289,032
FGR	696	55	2019	383	47,207
FOP	30	30	2019	9	1,109
FSP	135	40	2019	54	6,656
PTO	60	5	2019	3	369
TOTALS	3,266			2,794	344,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,794	125.7696	125.77	351,401	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2345 HX Base Yr



95427 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		344,373
TOTAL MARKET OB/XF VALUE		92,038
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		511,411
SOH/AGL Deduction		0
ASSESSED VALUE		511,411
TOTAL EXEMPTION VALUE	13	511,411
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		511,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001971	ADDITION	22,450	02/14/2023
22013775	SWIM POOL	87,978	09/09/2022
C1903678	CO ISSUED	0	08/23/2019
19003678	NEW CONSTR	320,242	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/0753	9/13/2019	SW	Q	I	01	312,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ORLANDI TIMOTHY A &						
2256/1242	2/12/2019	SW	Q	V	05	399,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] W15 S4 FSP=[YR=2019] S9 E15 N9 W15 $ E15 N4 $ S13 W15 N13 W16 S66 E13 N3 FOP=[YR=2019] E6 FGR=[YR=2019] S7 E29 N24 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

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	1,253.00	SF	5.20	5.20	100	2019	2019	3	97	6,320	
2	0476	VF 6 SBPL	0	100	0	0	375.00	LF	32.00	32.00	100	2019	2019	3	94	11,280	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
4	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00	85.00	100	2023	2023		98	32,654	
5	0912	SCRN RM G	1	100	0	0	1,200.00	SF	20.00	20.00	100	2023	2023		97	23,280	
6	0855	CONC PAVER	1	100	0	0	808.00	SF	10.00	10.00	100	2023	2023		100	8,080	
7	0855	CONC PAVER	1	100	0	0	792.00	SF	10.00	10.00	100	2023	2023		100	7,920	
8	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 92,038

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