LOT 24
CREEKSTONE OR 2233/906

CHANEY LEOLA M &/ALBERT HELEN J
PO BOX 16776
FERNANDINA BEACH, FL 32035

**2025**

**29-2N-28-0119-0024-0000**

## BUILDING CHARACTERISTICS

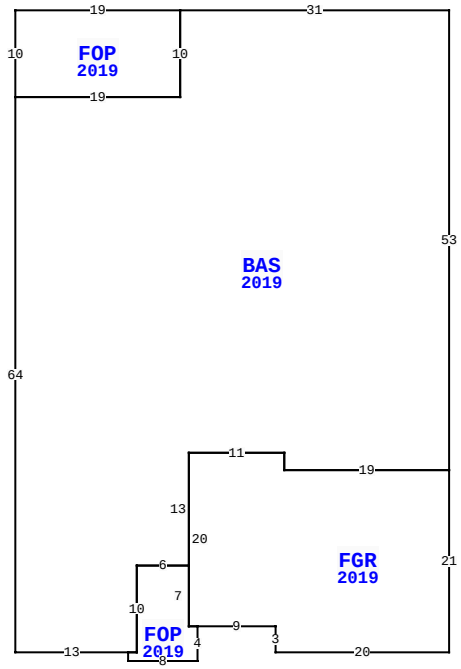
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,798 | 100 | 2019 | 2,798 | 330,498 |
| FGR | 622 | 55 | 2019 | 342 | 40,397 |
| FOP | 71 | 30 | 2019 | 21 | 2,480 |
| FOP | 190 | 30 | 2019 | 57 | 6,733 |
| TOTALS | 3,681 | | | 3,218 | 380,109 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,218 | 120.5292 | 120.53 | 387,866 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2798 HX Base Yr 2020




95439 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

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 380,109 |
| TOTAL MARKET OB/XF VALUE | | 7,072 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 462,181 |
| SOH/AGL Deduction | | 263,571 |
| ASSESSED VALUE | | 198,610 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 147,888 |
| TOTAL JUST VALUE | | 462,181 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 445,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1904381 | CO ISSUED | 0 | 09/26/2019 |
| 19004381 | NEW CONSTR | 438,928 | 04/30/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2308/1501 | 9/30/2019 | SW | Q | I | 01 | 333,400 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: CHANEY LEOLA M & HE | | | | | | |
| 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] W31 FOP=[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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,402.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 7,072 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,072

| 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 09/19/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS