LOT 25
CREEKSTONE OR 2233/906

GONZALES CHRISTINA & JOSE
95445 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

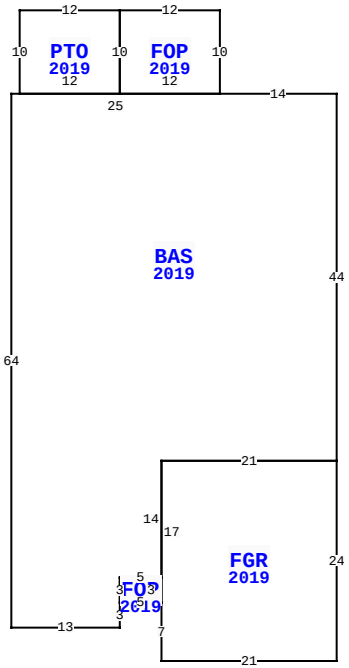
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,046	100	2019	2,046	250,955
FGR	504	55	2019	277	33,976
FOP	15	30	2019	4	491
FOP	120	30	2019	36	4,416
PTO	120	5	2019	6	736
TOTALS	2,805			2,369	290,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	125.1558	125.16	296,504	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2046 HX Base Yr 2021



95445 CREEKVILLE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,574
TOTAL MARKET OB/XF VALUE		3,697
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,271
SOH/AGL Deduction		100,579
ASSESSED VALUE		268,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,970
TOTAL JUST VALUE		369,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903440	CO ISSUED	0	08/19/2019
19003440	NEW CONSTR	271,564	04/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1195	9/11/2019	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GONZALEZ CHRISTINA						
2301/1729	8/30/2019	SW	Q	I	01	275,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GONZALEZ CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 PTO=[YR=2019] W12 S10 E12 N10 $ S10 E12$ W25 S64 E13 N3 FOP=[YR=2019] E5 FGR=[YR=2019] S7 E21 N24 W21 S17 $ N3 W5 S3 $ N3 E5 N14 E21 N44 $.

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	733.00	SF	5.20	5.20	100	2019	2019	3	97	3,697	

LAND DESCRIPTION

TOTAL OB/XF 3,697

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 08/01/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS