LOT 29
CREEKSTONE OR 2233/906

GIBSON TAKEIA
95469 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0029-0000

BUILDING CHARACTERISTICS

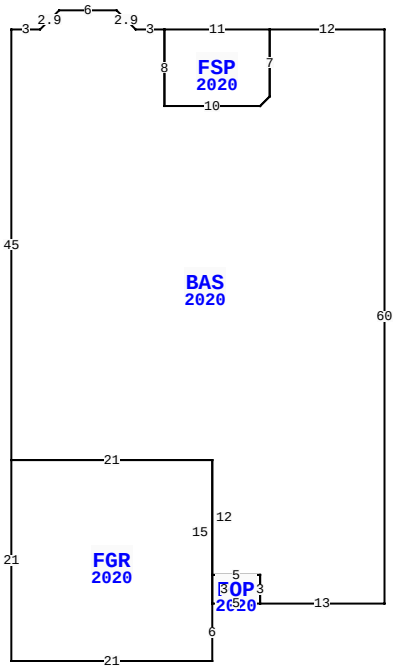
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,939	100	2020	1,939	237,804
FGR	441	55	2020	243	29,802
FOP	15	30	2020	4	491
FSP	88	40	2020	35	4,293
TOTALS	2,483			2,221	272,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	124.5090	124.51	276,537	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1939 HX Base Yr 2025



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

95469 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,389
TOTAL MARKET OB/XF VALUE		4,057
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,446
SOH/AGL Deduction		0
ASSESSED VALUE		351,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,724
TOTAL JUST VALUE		351,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912827	CO ISSUED	0	03/27/2020
19012827	NEW CONSTR	258,559	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/1268	4/28/2020	SW	Q	I	02	270,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIBSON TAKEIA						
2325/0213	12/12/2019	WD	Q	V	05	285,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] W11 S8 E10 U1 R1 N7$ S7 D1 L1 W10 N8 W3 U2 L2 W6 D2 L2 W3 S45 FGR=[YR=2020] S21 E21 N6 FOP=[YR=2020] E5 N3 W5 S3$ N15 W21$ E21 S12 E5 S3 E13 N60$.

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	16	3	48.00	SF	6.50	6.50	100	2020	2020	3	98	306	
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2020	2020	3	98	3,751	

LAND DESCRIPTION

TOTAL OB/XF 4,057

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