LOT 30
CREEKSTONE OR 2233/906

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

2025

29-2N-28-0119-0030-0000

BUILDING CHARACTERISTICS

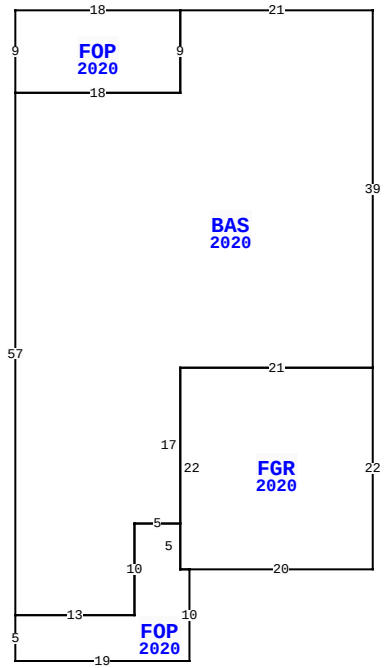
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,795	100	2020	1,795	209,658
FGR	462	55	2020	254	29,667
FOP	150	30	2020	45	5,256
FOP	162	30	2020	49	5,723
TOTALS	2,569			2,143	250,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	118.5800	118.58	254,117	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1795 HX Base Yr



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

95475 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	250,305
TOTAL MARKET OB/XF VALUE	4,804
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	330,109
SOH/AGL Deduction	0
ASSESSED VALUE	330,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,109
TOTAL JUST VALUE	330,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912825	CO ISSUED	0	03/27/2020
19012825	NEW CONSTR	249,188	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/1438	1/10/2022	WD	Q	I	01	382,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: AMERICAN HOMES 4 RE						
2516/0322	11/12/2021	WD	U	I	37	342,600
GRANTOR: KELLEY MICHAEL WAYNE						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] W18 S9 E18 N9$ S9 W18 S57 FOP=[YR=2020] S5 E19 N10 FGR=[YR=2020] E20 N22 W21 S22 E1$W1 N5 W5 S10 W13$ E13 N10 E5 N17 E21 N39$.

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	0	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	98	172	
2	0811	CONCRETE B	0	0	0	0	909.00	SF	5.20	5.20	100	2020	2020	3	98	4,632	

LAND DESCRIPTION

TOTAL OB/XF 4,804

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	0		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