

DUDZINSKI ABBY JEAN HIGGINBOTHAM
95481 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,132	124.5090	124.51	265,455	2020	2020	0	0	0	1.50	98.50	Tax Group: 4													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021												Heated Area: 1842														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	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	1,842	100	2020	1,842	225,907																								
FGR	406	55	2020	223	27,350																								
FOP	63	30	2020	19	2,331																								
FSP	120	40	2020	48	5,886																								
TOTALS		2,431		2,132		261,473																							
EXTRA FEATURES										95481 CREEKVILLE DR, FERNANDINA BEACH																			
L N	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	11	3	33.00	SF	6.50	6.50	100	2020	2020	3	98	210														
2	0811	CONCRETE B	0 100	0	0	768.00	SF	5.20	5.20	100	2020	2020	3	98	3,914														
3	0476	VF 6 SBPL	0 100	0	0	170.00	LF	32.00	32.00	100	2020	2020	3	95	5,168														
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285														
TOTAL OB/XF 9,577																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													