LOT 33
CREEKSTONE OR 2233/906

PARTRIDGE MARIANNE
95474 CREEKVILE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

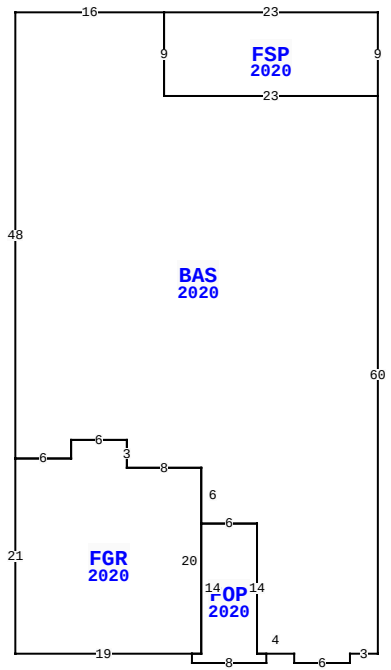
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,982	100	2020	1,982	238,235
FGR	424	55	2020	233	28,007
FOP	92	30	2020	28	3,366
FSP	207	40	2020	83	9,976
TOTALS	2,705			2,326	279,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	122.0296	122.03	283,842	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1982 HX Base Yr 2023



95474 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		279,584
TOTAL MARKET OB/XF VALUE		4,004
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,588
SOH/AGL Deduction		2,553
ASSESSED VALUE		356,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,313
TOTAL JUST VALUE		358,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910915	CO ISSUED	0	02/20/2020
B1910915	NEW CONSTR	272,078	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/0537	8/01/2022	WD	Q	I	01	467,000
GRANTOR: SNYDER EILEEN C						
GRANTEE: PARTRIDGE MARIANNE						
2355/1568	4/20/2020	SW	Q	I	01	265,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SNYDER EILEEN C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E19 FOP=[YR=2020] S1 E8 N1 W1 N14 W6 S14 W1$ E1 N20 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S6 E6 S14 E4 S1 E6 N1 E3 N60 W23 N9$ S9 E23 N9$.

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	9	3	27.00	SF	6.50	6.50	100	2020	2020	3	98	172	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2020	2020	3	98	3,832	

LAND DESCRIPTION

TOTAL OB/XF 4,004

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