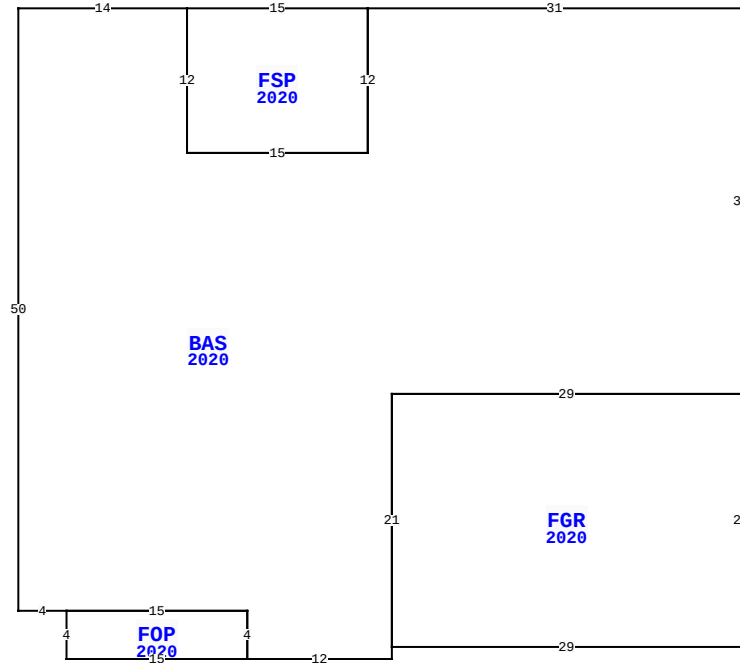


MORA ROBERT &/BEBBINGTON LESLEY C
95416 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0037-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY																			
Exterior Wall		31	HARDIE BRD 100		0100	01	2,771	121.5456	121.55	336,815	2020	2020	0	0	0	1.50	98.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 2346										HX Base Yr 2021									
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	2,346	100	2020	2,346	280,879																													
FGR	609	55	2020	335	40,108																													
FOP	60	30	2020	18	2,155																													
FSP	180	40	2020	72	8,621																													
TOTALS		3,195			2,771	331,763																												
EXTRA FEATURES					95416 CREEKVILLE DR, FERNANDINA BEACH															BLD DATE 03/03/2023 NW LGL DATE 05/17/2023 MLU														
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	20	3	60.00	SF	6.50	6.50	100	2020	2020	3	98	382																			
2	0811	CONCRETE B	0 100	0	0	1,182.00	SF	5.20	5.20	100	2020	2020	3	98	6,023																			
3	0476	VF 6 SBPL	0 100	0	0	90.00	LF	32.00	32.00	100	2020	2020	3	95	2,736																			
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285																			
5	0462	ST/AL FNC	0 100	76	0	304.00	SF	10.00	10.00	100	2020	2020	3	90	2,736																			
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285																			
7	0855	CONC PAVER	0 100	0	0	500.00	SF	10.00	10.00	100	2021	2021	3	99	4,950																			
TOTAL OB/XF 17,397																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																		