

LOT 43  
CREEKSTONE OR 2233/906

BRIDWELL BRIAN H  
95319 CREEKSTONE DRIVE  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0043-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                            |                  |                      | MARKET ADJUSTMENTS                    |                |                |             |                |           |          |             |         |            |                       |                           | NASSAU COUNTY PROPERTY                         |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------|------------------|----------------------|---------------------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------|-----------------------|---------------------------|------------------------------------------------|------|---------|------|-----|----|--------|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                       | MDL              | EFF. AREA            | TOT ADJ PTS                           | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     |             | NORM    | % COND     | PAGE 1 of 1 4         |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 31               | HARDIE BRD 100 | 0100                       | 01               | 2,398                | 126.6650                              | 126.66         | 303,731        | 2019        | 2019           | 0         | 0        | 0           | 2.00    | 98.00      | VALUATION BY STANDARD |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2020 |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | Heated Area: 2036         |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | HX Base Yr 2020           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | VALUATION SUMMARY         |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE 50   |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | Tax Group: 4              |                                                |      |         |      |     |    |        |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 50      |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | BUILDING MARKET VALUE     |                                                |      |         |      |     |    |        |  |  |  |  | 297,656         |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | TOTAL MARKET OB/XF VALUE  |                                                |      |         |      |     |    |        |  |  |  |  | 8,199           |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | TOTAL LAND VALUE - MARKET |                                                |      |         |      |     |    |        |  |  |  |  | 75,000          |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 4                | 100            |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | TOTAL MARKET VALUE        |                                                |      |         |      |     |    |        |  |  |  |  | 380,855         |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 3                | 100            |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | SOH/AGL Deduction         |                                                |      |         |      |     |    |        |  |  |  |  | 120,309         |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | ASSESSED VALUE            |                                                |      |         |      |     |    |        |  |  |  |  | 260,546         |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | TOTAL EXEMPTION VALUE     |                                                |      |         |      |     |    |        |  |  |  |  | VX HX HB 55,722 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100            |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       | BASE TAXABLE VALUE        |                                                |      |         |      |     |    |        |  |  |  |  | 204,824         |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       | TOTAL JUST VALUE           |                  |                      |                                       |                |                |             |                |           |          |             |         | 380,855    |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | NCON VALUE                 |                  |                      |                                       |                |                |             |                |           |          |             |         | 0          |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | INCOME VALUE               |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | PREVIOUS YEAR MKT VALUE    |                  |                      |                                       |                |                |             |                |           |          |             |         | 367,425    |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 2,036            | 100            | 2019                       | 2,036            | 252,722              |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 464              | 55             | 2019                       | 255              | 31,652               |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 42               | 30             | 2019                       | 13               | 1,614                |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                         | 216              | 40             | 2020                       | 86               | 10,675               |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                         | 15               | 55             | 2019                       | 8                | 993                  |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,773                      |                  | 2,398                | 297,656                               |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                            |                  |                      | 95319 CREEKSTONE 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              | 15                   | 3                                     | 45.00          | SF             | 6.50        | 6.50           | 100       | 2019     | 2019        | 3       | 97         | 284                   |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0810             | CONCRETE A     | 0                          | 100              | 0                    | 0                                     | 745.00         | SF             | 6.50        | 6.50           | 100       | 2018     | 2018        | 3       | 97         | 4,697                 |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0855             | CONC PAVER     | 0                          | 100              | 0                    | 0                                     | 325.00         | SF             | 10.00       | 10.00          | 100       | 2021     | 2021        | 3       | 99         | 3,218                 |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       |                           | TOTAL OB/XF 8,199                              |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION       | CAP              | R D                  | LOC ZONE                              | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH 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 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 |                  |                |                            |                  |                      |                                       |                |                |             |                |           |          |             |         |            |                       |                           |                                                |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |