LOT 45
CREEKSTONE OR 2233/906

CHADWICK BONNIE S/ROODT ALAN J
21 NIA PLACE
LAHAINA, HI 96761

2025

29-2N-28-0119-0045-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

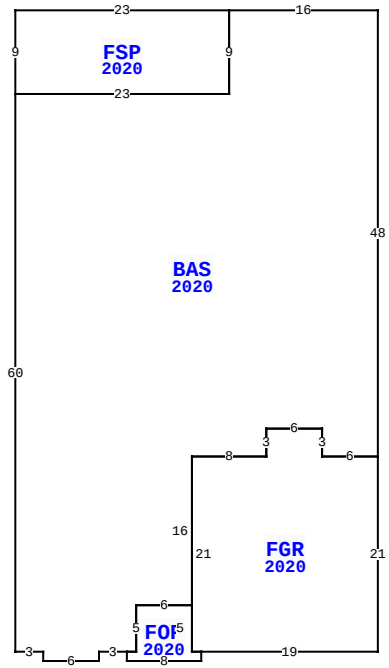
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4089.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2020	2,022	252,265
FGR	438	55	2020	241	30,067
FOP	38	30	2020	11	1,372
FSP	207	40	2020	83	10,355
TOTALS	2,705			2,357	294,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	126.6650	126.66	298,538	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2022 HX Base Yr



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

95307 CREEKSTONE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	294,060
TOTAL MARKET OB/XF VALUE	4,199
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	373,259
SOH/AGL Deduction	0
ASSESSED VALUE	373,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,259
TOTAL JUST VALUE	373,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000405	CO ISSUED	0	06/04/2020
B2000405	NEW CONSTR	276,418	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1111	8/25/2022	WD	Q	I	01	425,000
GRANTOR: STORM CHRISTOPHER DAN						
GRANTEE: CHADWICK BONNIE S &						
2367/0450	6/08/2020	SW	Q	I	01	288,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STORM CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] W23 S9 E23 N9 $ S9 W23 S60 E3 S1 E6 N1 E3 FOP=[YR=2020] S1 E8 N1 FGR=[YR=2020] E19 N21 W6 N3 W6 S3 W8 S21 E1 $W1 N5 W6 S5 W1 $ E1 N5 E6 N16 E8 N3 E6 S3 E6 N48 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	824.00	SF	5.20	5.20	100	2020	2020	3	98	4,199	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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	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 08/13/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS