LOT 46
CREEKSTONE OR 2233/906

NAKPIL VICTORIA L
95301 CREEKSTONE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0046-0000

BUILDING CHARACTERISTICS

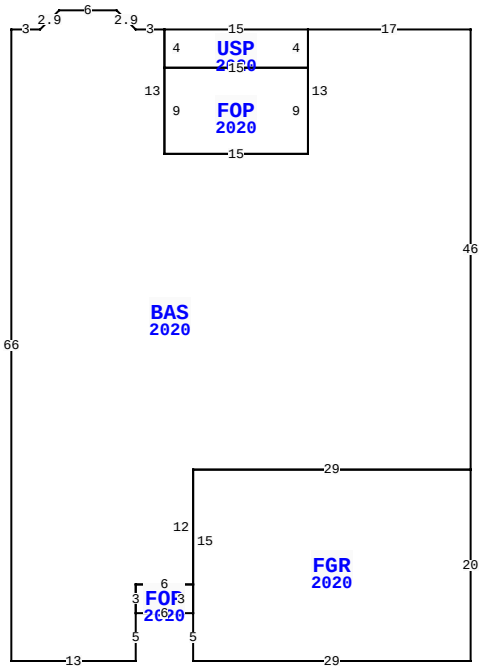
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,361	100	2020	2,361	292,489
FGR	580	55	2020	319	39,519
FOP	18	30	2020	5	620
FOP	135	30	2020	40	4,956
USP	60	30	2020	18	2,230
TOTALS	3,154			2,743	339,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,743	125.7696	125.77	344,987	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2361 HX Base Yr 2021



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

95301 CREEKSTONE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,812
TOTAL MARKET OB/XF VALUE		5,922
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		420,734
SOH/AGL Deduction		115,520
ASSESSED VALUE		305,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,492
TOTAL JUST VALUE		420,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000850	CO ISSUED	0	06/23/2020
B2000850	NEW CONSTR	319,970	01/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1015	6/29/2020	SW	Q	I	02	316,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NAKPIL VICTORIA L						
2332/1838	1/16/2020	SW	Q	V	05	513,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 USP=[YR=2020] W15S4 FOP=[YR=2020] S9 E15 N9 W15 $ E15 N4 $ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S5 E29 N20 W29 S15 $ N3 W6 S3 $ N3 E6 N12 E29 N46 $.

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	0811	CONCRETE B	0	100	0	0	1,162.00	SF	5.20	5.20	100	2020	2020	3	98	5,922	

LAND DESCRIPTION

TOTAL OB/XF 5,922

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	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 08/14/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS