

LOT 1
CREEKSTONE OR 2233/906

COONER MARY KAYE
95302 CREEKSTONE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0001-0000



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 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4089.00
------------------	---------

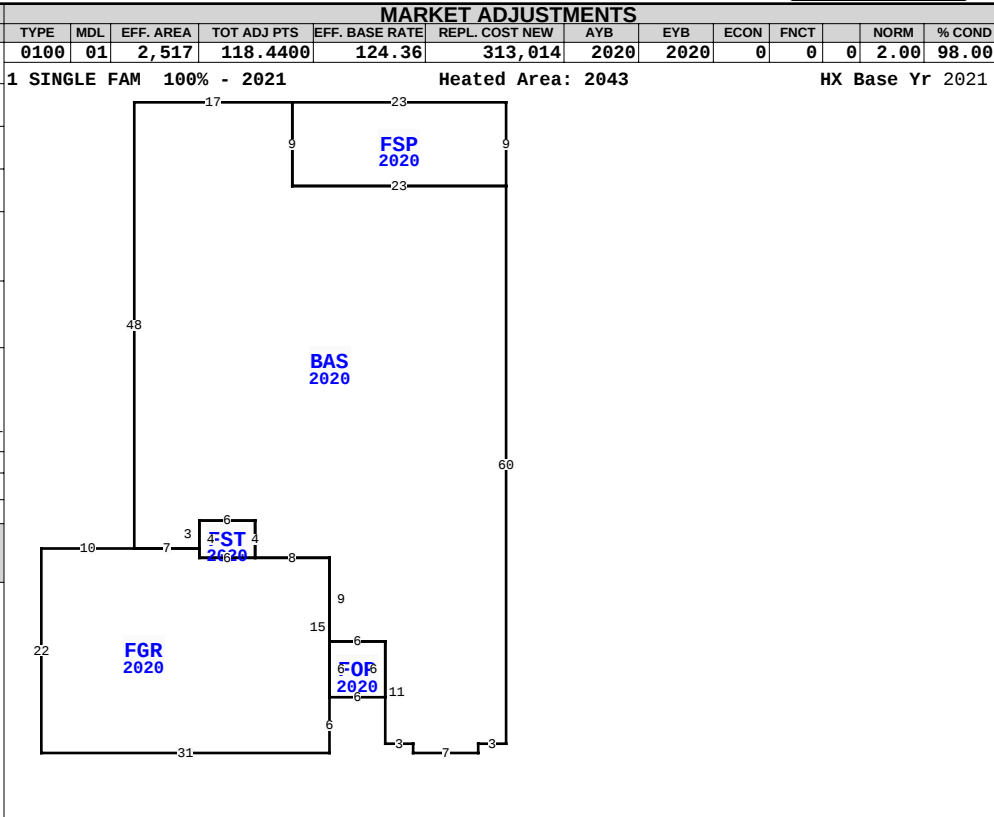
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100	2020	2,043	248,986
FGR	668	55	2020	367	44,727
FOP	36	30	2020	11	1,341
FSP	207	40	2020	83	10,116
FST	24	55	2020	13	1,585

TOTALS	2,978			2,517	306,754
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	11/28/2023	BY	DJ
-------------	------------	----	----



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/10/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
50,000									

TOTAL OB/XF									
50,000									

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,754	
TOTAL MARKET OB/XF VALUE		50,000	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		441,754	
SOH/AGL Deduction		126,359	
ASSESSED VALUE		315,395	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		263,984	
TOTAL JUST VALUE		441,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002928	SWIM POOL	65,000	03/06/2023
C2003033	CO ISSUED	0	09/23/2020
B2003033	NEW CONSTR	0	08/05/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2397/0941	9/30/2020	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BRAITHWAITE MARY KA					
2332/1838	1/16/2020	SW	Q	V	05
GRANTOR: NASSAU PARTNERS LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2020] W23 BAS=[YR=2020] W17 S48 FGR=[YR=2020] W10 S22 E31 N6 FOP=[YR=2020] E6 N6 W6 S6\$ N15 W8 FST=[YR=2020] N4 W6 S4 E6\$ W6 N1 W7 \$ E7 N3 E6 S4 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W23 N9\$ S9 E23 N9\$.									