LOT 2
CREEKSTONE OR 2233/906

MANN JOHN & LORI MICHELE
95308 CREEKSTONE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0002-0000

BUILDING CHARACTERISTICS

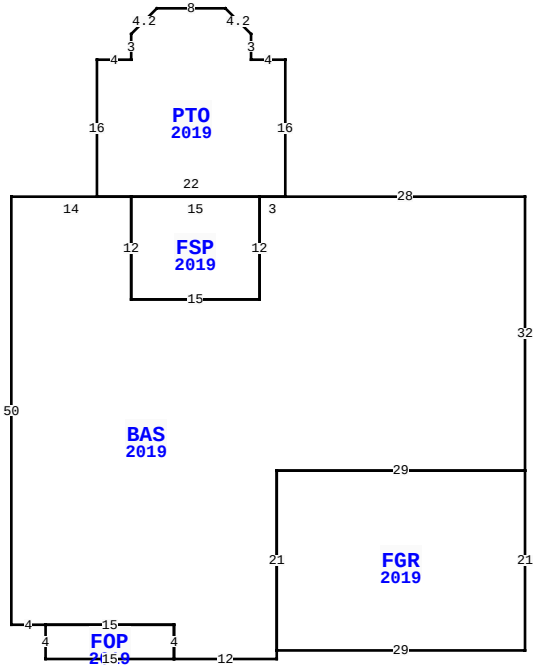
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,346	100	2019	2,346	285,919
FGR	609	55	2019	335	40,828
FOP	60	30	2019	18	2,194
FSP	180	40	2019	72	8,775
PTO	427	5	2019	21	2,559
TOTALS	3,622			2,792	340,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,792	119.0448	125.00	349,000	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2026 Heated Area: 2346 HX Base Yr



95308 CREEKSTONE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	340,275
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	425,275
SOH/AGL Deduction	0
ASSESSED VALUE	425,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,275
TOTAL JUST VALUE	425,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909408	CO ISSUED	0	05/14/2019
B1909408	NEW CONSTR	317,513	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645013328	5/04/2026	WD	Q	I	01	555,000
GRANTOR: MCTURK ASHLEY YAENA &						
GRANTEE: MANN JOHN & LORI MI						
2768/597	2/14/2025	WD	Q	I	01	560,000
GRANTOR: POMALES ALEXANDER ARK						
GRANTEE: MCTURK ASHLEY YAENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W28 W3 S12 W15 N12 W14 S50 E4 E15 S4 E12 N1 N21 E29 N32 $
FGR=[YR=2019;ORIG=-29,53] E29 N21 W29 S21 $
PTO=[YR=2019;ORIG=-28,0] N16 W4 N3 U3L3 W8 D3L3 S3 W4 S16 E22 $
FSP=[YR=2019;ORIG=-31,0] W15 S12 E15 N12 $
FOP=[YR=2019;ORIG=-56,50] S4 E15 N4 W15 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS