LOT 3
CREEKSTONE OR 2233/906

FKH SFR PROPCO I LP
1850 PARKWAY PL SUITE 900
MARIETTA, GA 30067

2026

29-2N-28-0119-0003-0000

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	04	Quality Level 04

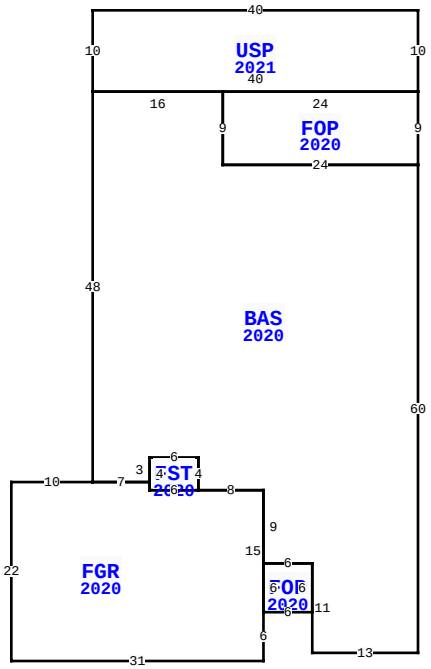
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2020	2,027	252,499
FGR	668	55	2020	367	45,716
FOP	36	30	2020	11	1,370
FOP	216	30	2020	65	8,097
FST	24	55	2020	13	1,619
USP	400	30	2021	120	14,948
TOTALS	3,371			2,603	324,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	121.0608	127.11	330,867	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 0 Heated Area: 2027 HX Base Yr



95314 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	324,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	409,250
SOH/AGL Deduction	0
ASSESSED VALUE	409,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,250
TOTAL JUST VALUE	409,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
X2013025	PORCH	0	12/29/2020
C2000688	CO ISSUED	0	06/25/2020
B2000688	NEW CONSTR	289,305	01/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0741	12/27/2021	WD	Q	I	01	435,000
GRANTOR: JONES BRYON KEITH SR						
GRANTEE: FKH SFR PROP CO I L						
2372/1883	6/30/2020	SW	Q	I	01	290,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JONES BRYON K SR &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W40 S10 BAS=[YR=2020] 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 E13 N60FOP=[YR=2020] N9 W24 S9 E24$ W24 N9 W16 $ E40 N10 $.

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