LOT 4
CREEKSTONE OR 2233/906

HIGDON KATHY S
95320 CREEKSTONE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

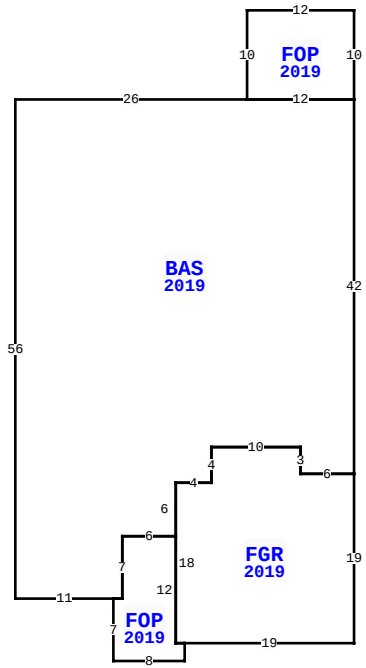
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,780	100	2019	1,780	218,448
FGR	406	55	2019	223	27,367
FOP	93	30	2019	28	3,436
FOP	120	30	2019	36	4,418
TOTALS	2,399			2,067	253,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,067	119.8785	125.87	260,173	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 1780 HX Base Yr



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

95320 CREEKSTONE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,669
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	338,669
SOH/AGL Deduction	0
ASSESSED VALUE	338,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,669
TOTAL JUST VALUE	338,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902449	CO ISSUED	0	11/26/2019
B1902449	NEW CONSTR	244,329	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0755	4/30/2020	SW	Q	I	02	251,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HIGDON KATHY S						
2291/0286	7/12/2019	SW	Q	V	05	171,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W 12 S10 BAS=[YR=2019] W26 S56 E11
FOP=[YR=2019] S7 E8 N2 FGR=[YR=2019] E19 N19 W6 N3 W10 S4 W4 S18 E1$ W1 N12 W6 S7 W1$ E1 N7 E6 N6 E4 N4 E10 S3 E6 N42 W12$ E12 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