LOT 7
CREEKSTONE OR 2233/906

JACKSON SHAUN LAMARK & ALLISON
15011 MARSTON GROVE DR
HOUSTON, TX 77044

2026

29-2N-28-0119-0007-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

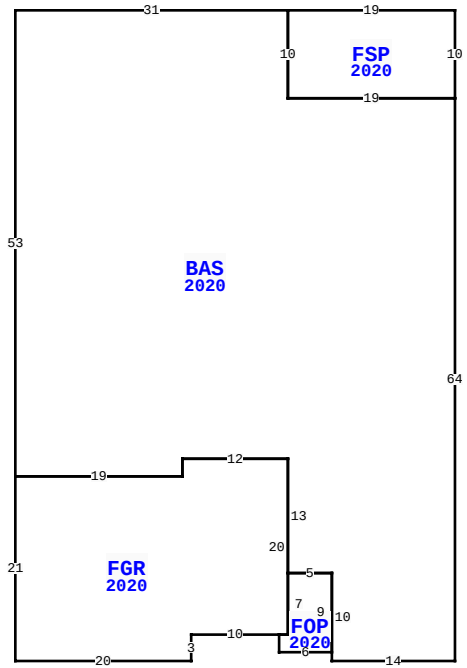
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,785	100	2020	2,785	307,292
FGR	642	55	2020	353	38,949
FOP	47	30	2020	14	1,544
FSP	190	40	2020	76	8,386
TOTALS	3,664			3,228	356,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,228	107.2260	112.59	363,441	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 2785 HX Base Yr



95344 CREEKVILLE 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	356,172
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	441,172
SOH/AGL Deduction	0
ASSESSED VALUE	441,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,172
TOTAL JUST VALUE	441,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906433	CO ISSUED	0	01/17/2020
B1906433	NEW CONSTR	372,963	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/0758	5/21/2020	SW	Q	I	01	352,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JACKSON SHAUN LAMAR						
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

FSP=[YR=2020] W19 BAS=[YR=2020] W31 S53 FGR=[YR=2020] S21 E20 N3 E10 FOP=[YR=2020] S2 E6 N9 W5 S7 W1$ E1 N20 W12 S2 W19$ E19 N2 E12 S13 E5 S10 E14 N64 W19 N10$ S10 E19 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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