LOT 10
CREEKSTONE OR 2233/906

KORNAK JOSEPH M/VERSARGE MARY J
95355 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

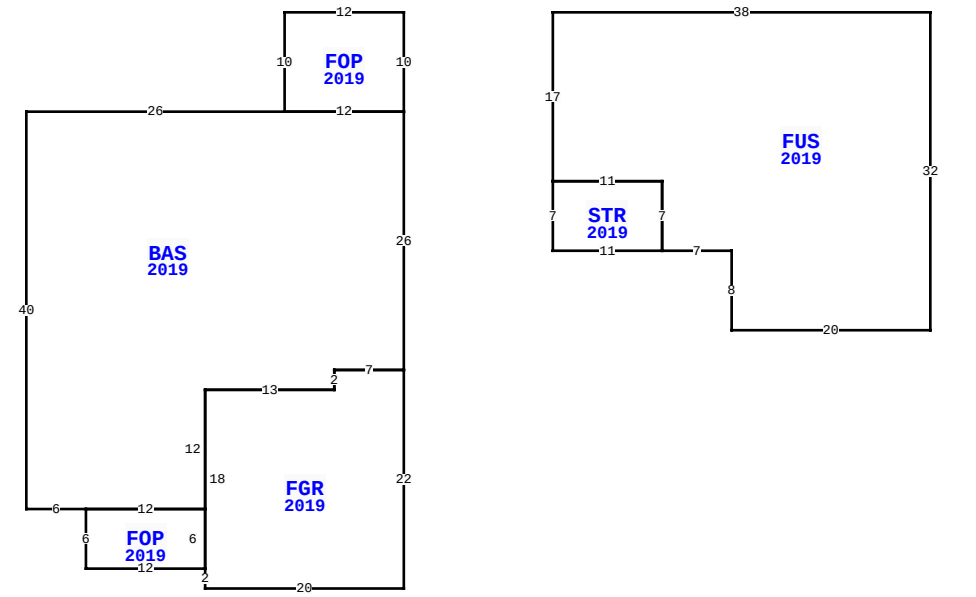
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,266	100	2019	1,266	152,196
FGR	414	55	2019	228	27,409
FOP	72	30	2019	22	2,645
FOP	120	30	2019	36	4,328
FUS	995	100	2019	995	119,617
STR	77	10	2019	8	961
TOTALS	2,944			2,555	307,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,555	117.4320	123.30	315,032	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 50% - 2021 Heated Area: 2261 HX Base Yr 2021



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

95355 CREEKVILLE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,156
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,156
SOH/AGL Deduction		51,364
ASSESSED VALUE		340,792
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		289,381
TOTAL JUST VALUE		392,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904811	CO ISSUED	0	11/22/2019
B1904811	NEW CONSTR	299,147	05/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2328/1395	12/27/2019	SW	Q	I	01	285,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KORNAK JOSEPH M & V						
2272/1964	5/02/2019	WD	Q	V	05	285,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W26 S40 E6
FOP=[YR=2019] S6 E12 FGR=[YR=2019] S2 E20 N22 W7 S2 W13
S18$ N6 W12$ E12 N12 E13 N2 E7 N26 W12$ E12 N10$ PTR= E15
FUS=[YR=2019] E38 S32 W20 N8 W7 STR=[YR=2019] W11 N7 E11
S7$ N7 W11 N17$ W15$.

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	50		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