LOT 18
CREEKSTONE OR 2233/906

SOUTHWARD CHRISTIAN JAMAHL & PERCHELLE MONIQUE
95403 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0018-0000

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 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

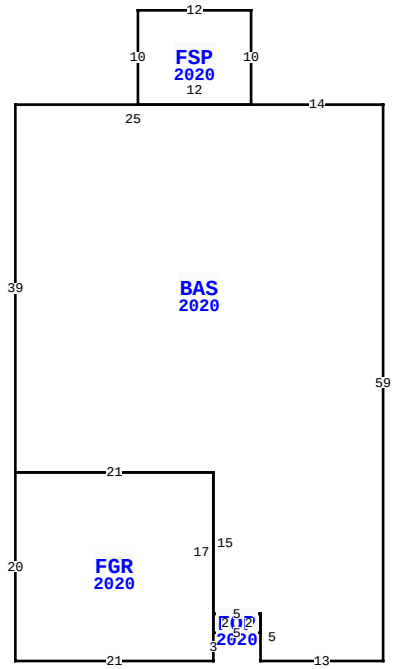
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2020	1,856	226,978
FGR	420	55	2020	231	28,249
FOP	10	30	2020	3	367
FSP	120	40	2020	48	5,870
TOTALS	2,406			2,138	261,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	118.8495	124.79	266,801	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1856 HX Base Yr 2024



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

95403 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,465
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		346,465
SOH/AGL Deduction		0
ASSESSED VALUE		346,465
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,054
TOTAL JUST VALUE		346,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2010778	SOLAR PANELS	25,325	11/05/2020
C2000561	CO ISSUED	0	06/26/2020
B2000561	NEW CONSTR	251,251	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/0662	7/09/2020	SW	Q	I	01	264,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SOUTHWARD CHRISTIAN						
2332/1838	1/16/2020	SW	Q	V	05	513,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W12 S10 E12$ W25 S39
FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N2 W5 S2$ N17
W21$ E21 S15 E5 S5 E13 N59 $.

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	100		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