

ORLANDI TIMOTHY A & JESSICA E
95427 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0022-0000

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

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

TOTALS

3,266

2,794

343,407

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

4 0860 POOL/SPA 1 100 0 0 1.00 UT 50,000.00 50,000.00 100 2023 2023 04 100 50,000

5 0912 SCRNM RM G 1 100 0 0 1,200.00 SF 21.00 21.00 100 2023 2023 93 23,436

LAND DESCRIPTION

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 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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01 2,794 120.0528 126.06 352,212 2019 2019 0 0 2.50 97.50

1 SINGLE FAM 100% - 2022 Heated Area: 2345 HX Base Yr

PTO 2019

FSP 2019

BAS 2019

FGR 2019

FOP 2019

BLD DATE

03/03/2023

NW

LGL DATE

04/10/2026

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2304/0753 9/13/2019 SW Q I 01 312,400

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:ORLANDI TIMOTHY A &

2256/1242 2/12/2019 SW Q V 05 399,000

GRANTOR:NASSAU PARTNERS LLC

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 PTO=[YR=2019] W15 S4 FSP=[YR=2019] S9 E15 N9 W15 \$ E15 N4 \$ S13 W15 N13 W16 S66 E13 N3 FOP=[YR=2019] E6 FGR=[YR=2019] S7 E29 N24 W29 S17 \$ N5 W6 S5 \$ N5 E6 N12 E29 N46 \$.

NASSAU COUNTY PROPERTY

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