LOT 26
CREEKSTONE OR 2233/906

SMITH JOSEPH L JR & TAMARA S
95451 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0026-0000

BUILDING CHARACTERISTICS

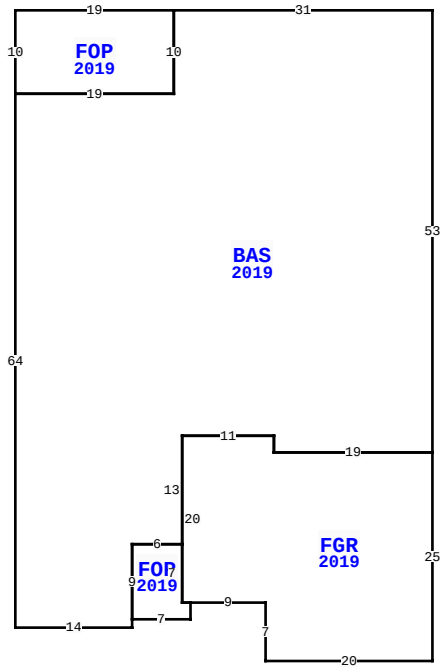
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,798	100	2019	2,798	329,548
FGR	702	55	2019	386	45,463
FOP	56	30	2019	17	2,003
FOP	190	30	2019	57	6,714
TOTALS	3,746			3,258	383,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,258	115.0506	120.80	393,566	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2026 Heated Area: 2798 HX Base Yr 2026



95451 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,727
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		516,227
SOH/AGL Deduction		0
ASSESSED VALUE		516,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		464,816
TOTAL JUST VALUE		516,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111987	SOLAR PANELS	64,066	09/08/2021
B1908353	SWIM POOL	38,700	10/01/2019
C1902997	CO ISSUED	0	08/09/2019
B1902997	NEW CONSTR	378,433	04/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1005	1/14/2022	WD	Q	I	01	577,000
GRANTOR: COOK WALTER B & JOANN						
GRANTEE: SMITH JOSEPH L JR &						
2304/0683	8/30/2019	SW	Q	I	01	311,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COOK WALTER B & JOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 FOP=[YR=2019] W19 S10 E19 N10$ S10 W19 S64 E14 N1 FOP=[YR=2019] E7 N2 FGR=[YR=2019] E9 S7 E20 N25 W19 N2 W11 S20 E1$ W1 N7 W6 S9$ N9 E6 N13 E11 S2 E19 N53$.

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
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	000134	C	RES POND	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