LOT 31
CREEKSTONE OR 2233/906

DUDZINSKI ABBY JEAN HIGGINBOTHAM
95481 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0031-0000

BUILDING CHARACTERISTICS

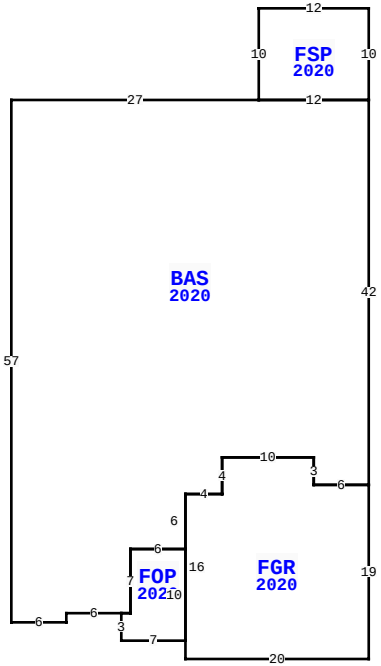
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,842	100	2020	1,842	225,266
FGR	406	55	2020	223	27,271
FOP	63	30	2020	19	2,324
FSP	120	40	2020	48	5,870
TOTALS	2,431			2,132	260,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	118.8495	124.79	266,052	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1842 HX Base Yr 2021



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

95481 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,731
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,731
SOH/AGL Deduction		89,402
ASSESSED VALUE		256,329
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,918
TOTAL JUST VALUE		345,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912828	CO ISSUED	0	04/23/2020
19012828	NEW CONSTR	246,178	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/1640	8/10/2020	SW	Q	I	01	257,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HIGGINBOTHAM ABBY J						
2325/0213	12/12/2019	WD	Q	V	05	285,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W12 S10 BAS=[YR=2020] W27 S57 E6 N1 E6
FOP=[YR=2020] S3 E7 FGR=[YR=2020] S2 E20 N19 W6 N3 W10 S4 W4 S16$ N10 W6 S7 W1$ E1 N7 E6 N6 E4 N4 E10 S3 E6 N42 W12$ E12 N10$.

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