LOT 38
CREEKSTONE OR 2233/906

GRIFFITHS CHRISTINA & MATTHEW
95410 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0119-0038-0000

NASSAU COUNTY PROPERTY

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

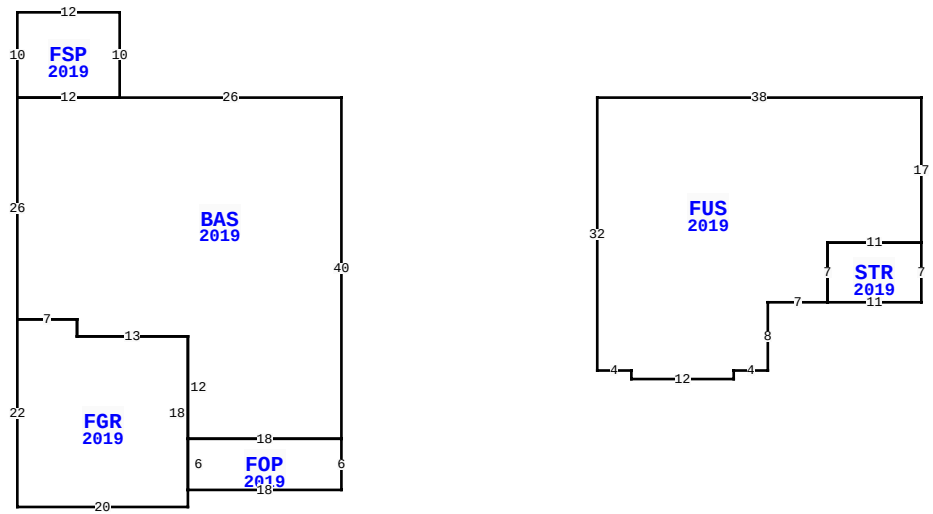
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4089.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2019	1,266	152,985
FGR	414	55	2019	228	27,552
FOP	108	30	2019	32	3,867
FSP	120	40	2019	48	5,800
FUS	1,007	100	2019	1,007	121,688
STR	77	10	2019	8	967
TOTALS	2,992			2,589	312,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	118.0368	123.94	320,881	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 2273 HX Base Yr



95410 CREEKVILLE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,859
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,859
SOH/AGL Deduction		0
ASSESSED VALUE		397,859
TOTAL EXEMPTION VALUE	13	397,859
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		397,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900173	CO ISSUED	0	10/09/2019
B1900173	NEW CONSTR	299,578	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/0604	10/25/2019	SW	Q	I	01	293,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRIFFITHS CHRISTINA						
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] W26 FSP=[YR=2019] N10 W12 S10 E12 $ W12 S26 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E18 N6 W18 S6 $ N18 W13 N2 W7 $ E7 S2 E13 S12 E18 N40 $ PTR= E30 FUS=[YR=2019] E38 S17 STR=[YR=2019] S7 W11 N7 E11 $ W11 S7 W7 S8 W4 S1 W12 N1 W4 N32 $ W30 $.

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	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