

ALBERICO ADAM & KRISTINA M
95392 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0119-0041-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0303

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

4 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

00

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

1,081

100

2019

1,081

126,920

FGR

630

55

2019

346

40,623

FOP

93

30

2019

28

3,288

FSP

120

40

2019

48

5,636

FUS

1,476

100

2019

1,476

173,297

STR

44

10

2019

4

470

TOTALS

3,444

2,983

350,233

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

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

REVIEW DATE

06/04/2026

BY

NW

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYEYECONFNCT

NORM% COND

010012,983114.6894120.42359,21320192019002.5097.50

1 SINGLE FAM 100% - 2023Heated Area: 2557HX Base Yr 2023

BLD DATE

03/03/2023

NW

LGL DATE

04/10/2026

MLU

VALUATION SUMMARY

VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE350,233

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE435,233

SOH/AGL Deduction0

ASSESSED VALUE435,233

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE383,822

TOTAL JUST VALUE435,233

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE438,301

SALES DATA

OFF RECORD NumberDATE

TYPE INST

QU / V I

RSN CD

SALE PRICE

2564/12805/18/2022WDQI01545,500

GRANTOR: SUMINSKI SHELBY V & J

GRANTEE: ALBERICO ADAM & KRI

2286/06976/28/2019SWQI01330,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SUMINSKI SHELBY V &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FSP=[YR=2019] N10 W12 S10 E12\$ W12 S37
FOP=[YR=2019] S5 E17 FGR=[YR=2019] S2 E30 N21 W30 S19\$ N7
W4 S2 W13\$ E13 N2 E4 N12 E20 N23\$ PTR= E25 FUS=[YR=2019] E37
S18 STR=[YR=2019] S4 W11 N4 E11 \$ W11 S4 E11 S23 W11 N1 W9
N7 W17 N37\$ W25\$.