LOT 27
CREEKSTONE OR 2233/906

WORDEN-KIROUAC ELISA A
95457 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0027-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

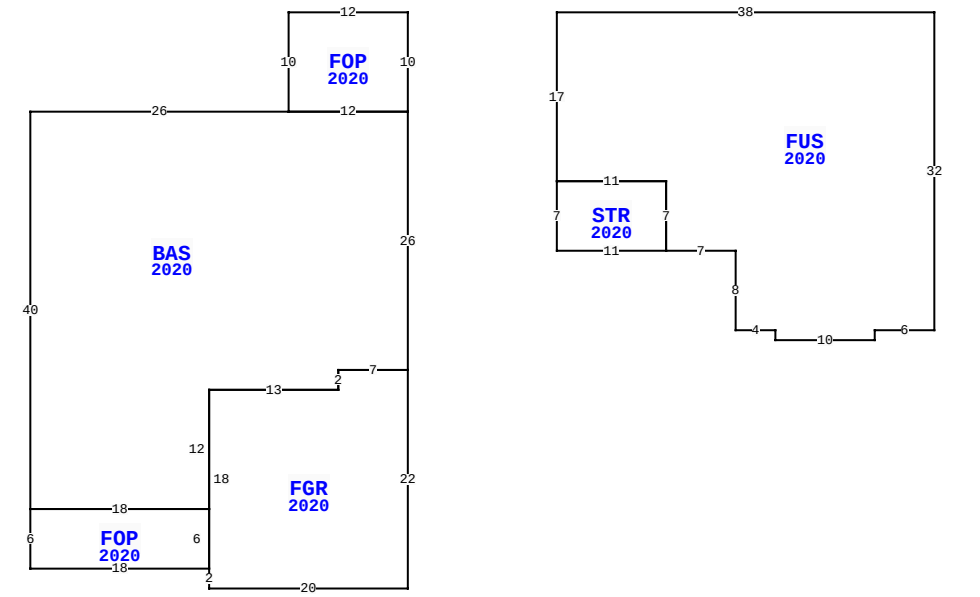
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4089.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	147,986
FGR	414	55	228	26,651
FOP	108	30	32	3,740
FOP	120	30	36	4,208
FUS	1,005	100	1,005	117,477
STR	77	10	8	935
TOTALS	2,990		2,575	300,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,575	98.9280	117.48	302,511	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2271 HX Base Yr 2022



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/17/2023 MLU
INC DATE			AG DATE	

95457 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		300,998
TOTAL MARKET OB/XF VALUE		4,064
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		380,062
SOH/AGL Deduction		36,698
ASSESSED VALUE		343,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,364
TOTAL JUST VALUE		380,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912824	CO ISSUED	0	05/07/2020
19012824	NEW CONSTR	303,727	12/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1262	12/03/2021	WD	Q	I	01	425,000
GRANTOR: KALAVSKY STEPHEN J &						
GRANTEE: WORDEN-KIROUAC ELIS						
2368/0079	6/11/2020	SW	Q	I	01	284,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KALAVSKY STEPHEN J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W12 S10 BAS=[YR=2020] W26 S40 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E20 N22 W7 S2 W13 S18$ N6 W18$ E18 N12 E13 N2 E7 N26 W12 $ E12 N10$ PTR= E15 FUS=[YR=2020] E38 S32 W6 S1 W10 N1 W4 N8 W7 STR=[YR=2020] W11 N7 E11 S7$ N7 W11 N17$ W15$.

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
1	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2020	2020	3	99	193	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2020	2020	3	99	3,871	

LAND DESCRIPTION

TOTAL OB/XF 4,064

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS