LOT 28
CREEKSTONE OR 2233/906

KRUTHOFF NICHOLAS A & KATARZYNA
95463 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0119-0028-0000

BUILDING CHARACTERISTICS

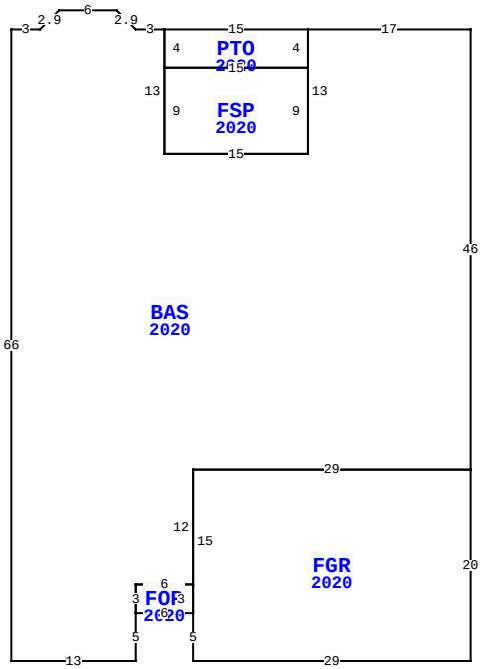
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,361	100	2,361	274,526
FGR	580	55	319	37,092
FOP	18	30	5	581
FSP	135	40	54	6,278
PTO	60	5	3	349
TOTALS	3,154		2,742	318,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,742	98.4096	116.86	320,430	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2361 HX Base Yr



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

95463 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,828
TOTAL MARKET OB/XF VALUE		77,972
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,800
SOH/AGL Deduction		455,000
ASSESSED VALUE		16,800
TOTAL EXEMPTION VALUE	13	16,800
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		471,800
NCON VALUE		16,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2202052	SCRN ENCLSR	19,830	02/07/2022
B2110015	SWIM POOL	63,000	02/01/2021
C202106	CO ISSUED	0	08/24/2020
B202106	NEW CONSTR	323,893	05/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2390/0161	9/03/2020	SW	Q	I	02	303,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KRUTHOFF NICHOLAS A						
2332/1838	1/16/2020	SW	Q	V	05	513,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 PTO=[YR=2020] W15 S4 FSP=[YR=2020] S9 E15 N9 W15$ E15 N4 $ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S5 E29 N20 W29 S15 $ N3 W6 S3$ N3 E6 N12 E29 N46$.

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	0861	POOL GUNIT	0	100	0	0	442.00	SF	85.00	85.00	100	2021	2021	3	98	36,819	
2	0872	POOL HTR C	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	97	5,820	
3	0857	SANDSTONE	0	100	0	0	518.00	SF	16.00	16.00	100	2021	2021	3	100	8,288	
4	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2020	2020	3	99	212	
5	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00	4.00	100	2020	2020	3	99	4,847	
6	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2020	2020	3	98	4,892	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
8	0911	SCRN RM A	0	100	48	20	960.00	SF	17.50	17.50	100	2022	2022	3	100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 77,972

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 10/15/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS