LOT 8
CREEKSTONE OR 2233/906

**TRYPUS ADAM LEONARD JR/SNYDER ANDREW WILLIAM**
95343 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**29-2N-28-0119-0008-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

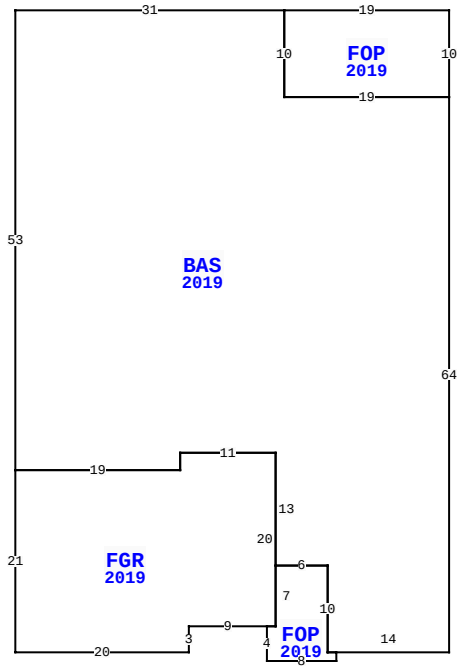
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4089.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,798 | 100 | 2019 | 2,798 | 323,286 |
| FGR | 622 | 55 | 2019 | 342 | 39,516 |
| FOP | 71 | 30 | 2019 | 21 | 2,426 |
| FOP | 190 | 30 | 2019 | 57 | 6,586 |
| TOTALS | 3,681 | | | 3,218 | 371,814 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,218 | 117.8980 | 117.90 | 379,402 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2798 HX Base Yr 2021




95343 CREEKVILLE DR, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 371,814 |
| TOTAL MARKET OB/XF VALUE | | 109,449 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 556,263 |
| SOH/AGL Deduction | | 146,582 |
| ASSESSED VALUE | | 409,681 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 358,959 |
| TOTAL JUST VALUE | | 556,263 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 541,724 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2013124 | SCRN ENCLSR | 15,790 | 01/04/2021 |
| B2006860 | SWIM POOL | 77,000 | 09/01/2020 |
| B2006609 | STRG SHED 20X16 | 15,456 | 08/01/2020 |
| C1903680 | CO ISSUED | 0 | 11/18/2019 |
| B1903680 | NEW CONSTR | 378,433 | 04/12/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2357/1048 | 4/28/2020 | SW | Q | I | 01 | 351,500 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: TRYPUS ADAM LEONARD | | | | | | |
| 2272/1964 | 5/02/2019 | WD | Q | V | 05 | 285,000 |
| GRANTOR: NASSAU PARTNERS LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2019] W19 BAS=[YR=2019] W31 S53 FGR=[YR=2019] S21 E20 N3 E9 FOP=[YR=2019] S4 E8 N1 W1 N10 W6 S7 W1$ E1 N20 W11 S2 W19$ E19 N2 E11 S13 E6 S10 E14 N64 W19 N10 $ S10 E19 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 9 | 3 | 27.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 170 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,164.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 5,871 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 16 | 320.00 | SF | 30.00 | 30.00 | 100 | 2020 | 2020 | 3 | 86 | 8,256 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 10 | 8 | 80.00 | SF | 7.50 | 7.50 | 100 | 2020 | 2020 | 3 | 90 | 540 | |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 150.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 95 | 4,560 | |
| 6 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 95 | 570 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 50 | 33 | 1,650.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 90 | 25,988 | |
| 8 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 482.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 93 | 38,102 | |
| 9 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 90 | 1,800 | |
| 10 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,168.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 11,563 | |

TOTAL OB/XF 97,420

### LAND DESCRIPTION

| 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 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 08/05/2021 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS

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## NASSAU COUNTY PROPERTY

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## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 975.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 9,653 | |
| 12 | 0855 | CONC PAVER | 0 | 100 | 20 | 12 | 240.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 2,376 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,029

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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