LOT 17
CREEKSTONE OR 2233/906

WEDLUND STEPHEN L & CAROLANN
95397 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0017-0000

BUILDING CHARACTERISTICS

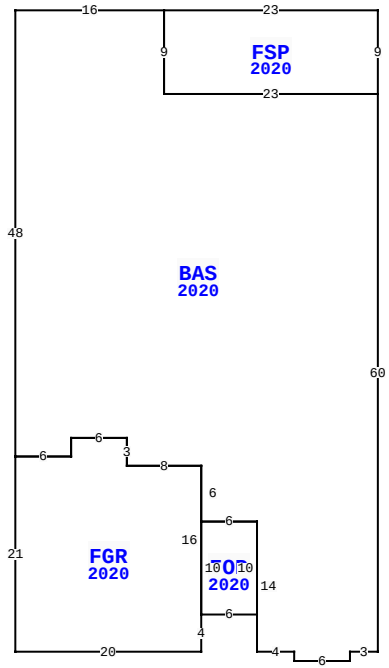
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,982	100	2020	1,982	243,702
FGR	424	55	2020	233	28,649
FOP	60	30	2020	18	2,213
FSP	207	40	2020	83	10,206
TOTALS	2,673			2,316	284,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	124.8324	124.83	289,106	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1982 HX Base Yr



95397 CREEKVILLE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,769
TOTAL MARKET OB/XF VALUE	9,353
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	369,122
SOH/AGL Deduction	0
ASSESSED VALUE	369,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,122
TOTAL JUST VALUE	369,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000502	CO ISSUED	0	06/26/2020
B2000502	NEW CONSTR	270,759	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/184	10/20/2023	WD	Q	I	01	430,000
GRANTOR: TURNER FAMILY TRUST						
GRANTEE: WEDLUND STEPHEN L &						
2647/838	6/07/2023	WD	U	I	11	100
GRANTOR: TURNER EDWARD O & STE						
GRANTEE: TURNER FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E20 N4 FOP=[YR=2020] E6 N10 W6 S10$ N16 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S6 E6 S14 E4 S1 E6 N1 E3 N60 W23 N9$ S9 E23 N9$.

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	0	14	3	42.00	SF	6.50	6.50	100	2020	2020	3	98	268	
2	0811	CONCRETE B	0	0	0	0	832.00	SF	5.20	5.20	100	2020	2020	3	98	4,240	
3	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 9,353

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	0		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 10/29/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS