LOT 27
CREEKSTONE OR 2233/906

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

2025

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	05	Quality Level 05

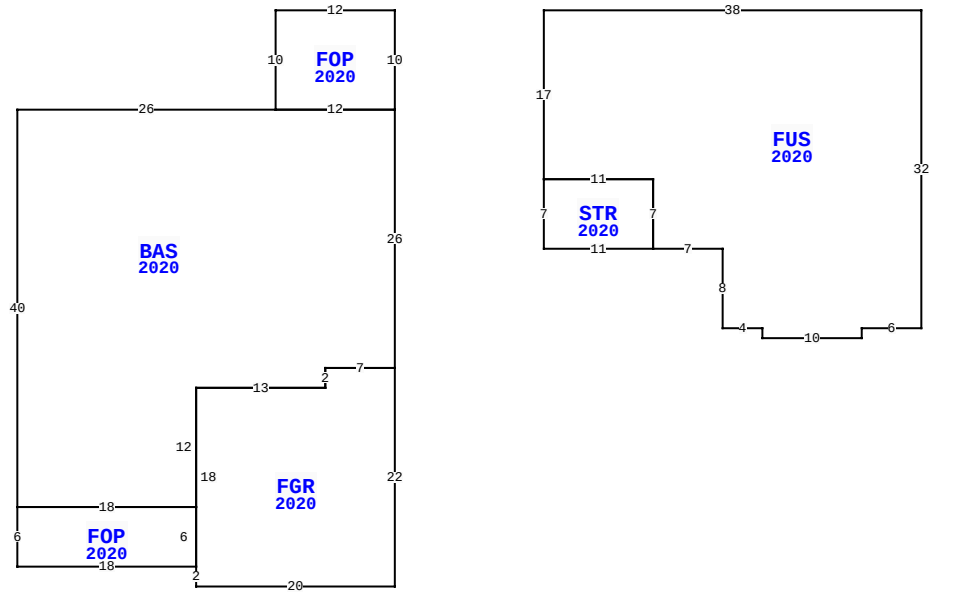
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2020	1,266	150,776
FGR	414	55	2020	228	27,153
FOP	108	30	2020	32	3,811
FOP	120	30	2020	36	4,288
FUS	1,005	100	2020	1,005	119,692
STR	77	10	2020	8	952
TOTALS	2,990			2,575	306,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	120.9120	120.91	311,343	2020	2020	0	0	0	1.50	98.50

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



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

95457 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,673
TOTAL MARKET OB/XF VALUE		4,023
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,696
SOH/AGL Deduction		21,775
ASSESSED VALUE		363,921
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,199
TOTAL JUST VALUE		385,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,896

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	98	191	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2020	2020	3	98	3,832	

LAND DESCRIPTION

TOTAL OB/XF 4,023

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 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