

LOT 40
CREEKSTONE OR 2233/906

BRAUNER GILLIAN S & RONALD G
95398 CREEKVILLE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0040-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,736	123.0240	123.02	336,583	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022														Heated Area: 2361												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022												
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		3 100																											
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	2,361	100	2019	2,361	284,641																								
FGR	580	55	2019	319	38,458																								
FOP	30	30	2019	9	1,085																								
FOP	135	30	2019	40	4,823																								
PTO	60	5	2019	3	362																								
PTO	90	5	2021	4	482																								
TOTALS			3,256		2,736	329,851																							
EXTRA FEATURES						95398 CREEKVILLE DR, FERNANDINA BEACH																							
L N	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	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	97	208													
2	0811	CONCRETE B	0	100	0	0	1,406.00	SF	5.20	5.20	100	2019	2019	3	97	7,092													
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2019	2019	3	94	2,707													
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282													
5	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2019	2019	3	87	2,714													
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282													
TOTAL OB/XF 13,285																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000134	C	RES POND	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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																													

Diagram showing building layout with dimensions and area calculations.

Labels: PTO 2021, PTO 2019, FOP 2019, BAS 2019, FGR 2019.

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
2514/1470	11/16/2021	WD Q	I 01	415,000
GRANTOR: OPENDOOR PROPERTY TRU				
GRANTEE: BRAUNER GILLIAN SAR				
2494/1780	9/03/2021	WD U	I 37	384,800
GRANTOR: ALEMAN FREDDY & JENNI				
GRANTEE: OPENDOOR PROPERTY T				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2019] W17 PTO=[YR=2021] N6 W15 S6 E15\$				
PTO=[YR=2019] W15 S4 FOP=[YR=2019] S9 E15 N9 W15\$ E15 N4 \$				
S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2019]				
E6 FGR=[YR=2019] S3 E29 N20 W29 S17 \$ N5 W6 S5\$ N5 E6 N12				
E29 N46\$.				