LOT 28
CREEKSTONE OR 2233/906

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

2026

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

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	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	04	Quality Level 04

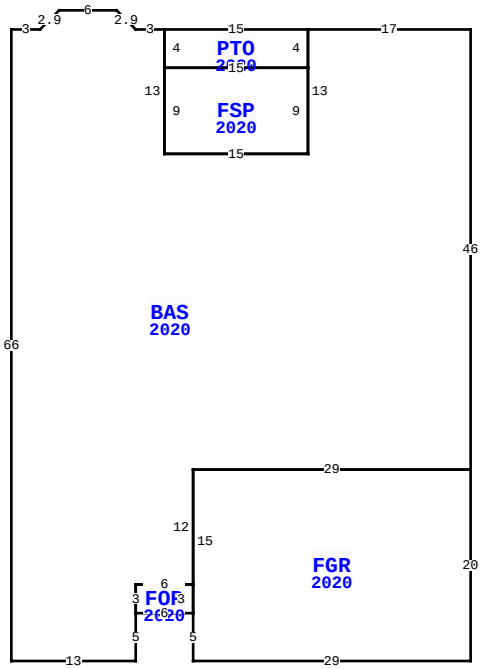
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4089.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2020	2,361	278,927
FGR	580	55	2020	319	37,686
FOP	18	30	2020	5	591
FSP	135	40	2020	54	6,380
PTO	60	5	2020	3	355
TOTALS	3,154			2,742	323,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	114.8112	120.55	330,548	2020	2020	0	0	0	2.00	98.00

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



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

95463 CREEKVILLE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,937
TOTAL MARKET OB/XF VALUE		65,552
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		474,489
SOH/AGL Deduction		456,202
ASSESSED VALUE		18,287
TOTAL EXEMPTION VALUE	13	18,287
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		474,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,148

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	
8	0911	SCRN RM A	0	100	48	20	960.00	SF	18.00	18.00	100	2022	2022	3	90	15,552	

LAND DESCRIPTION

TOTAL OB/XF 65,552

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	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS