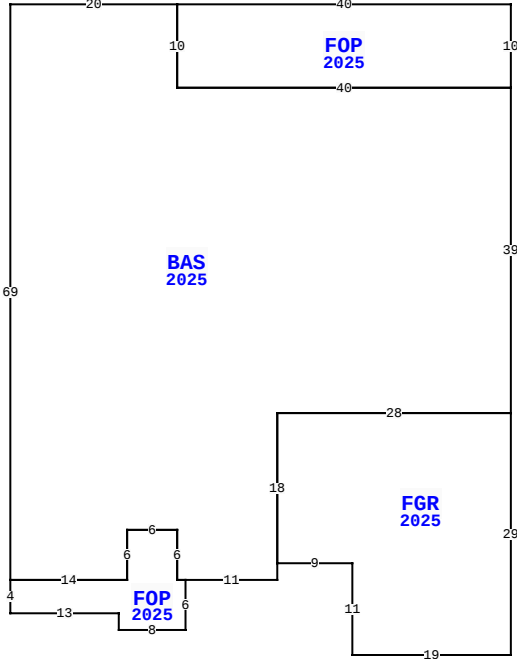


PIRES JESSICA MARIE
56326 CREEKSIDE WAY
CALLAHAN, FL 32011

2025



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	VALUATION SUMMARY																					
Exterior Wall		31	HARDIE BRD 100		0900	01	3,697	92.6820	122.34	452,291	2024	2024		0	0	0	0.00	100.00	4																				
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2025															Heated Area: 3144										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		13	LVT/LAMNT 70																																				
Interior Floor		14	CARPET 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																																				
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				05																																
NEIGHBORHOOD/LOC		5022.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,144	100	2025	3,144	384,637																																		
FGR	713	55	2025	392	47,957																																		
FOP	136	30	2025	41	5,016																																		
FOP	400	30	2025	120	14,681																																		
TOTALS		4,393			3,697	452,291																																	
EXTRA FEATURES					56326 CREEKSIDE WAY, CALLAHAN															BLD DATE				LGL DATE		05/13/2025		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES																							
1	0811	CONCRETE B	0	0	0	1,911.00	SF	5.20	5.20	100	2025	2024		100	9,937																								