

JOHNSON DAVID FRANCIS & LORETTA JO
56342 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	2,867	99.4802	131.31	376,466	2024	2024		0		0	0.00	100.00	VALUATION BY STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025															Heated Area: 2296					HX Base Yr 2025				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE 376,466									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 10,473									
Interior Floo		13	LVT/LAMNT 70																	TOTAL LAND VALUE - MARKET 68,000									
Interior Floo		14	CARPET 30																	TOTAL MARKET VALUE 454,939									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction 0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE 454,939									
Bedrooms			4 100																	TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms			3 100																	BASE TAXABLE VALUE 404,217									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE 454,939									
Stories		1.	1. 100																	NCON VALUE 386,939									
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE 70,000																								
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	2,296	100	2024	2,296	301,488																								
FGR	831	55	2024	457	60,009																								
FOP	75	30	2024	22	2,889																								
FOP	306	30	2024	92	12,081																								
TOTALS		3,508			2,867	376,466																							
EXTRA FEATURES					56342 CREEKSIDE WAY, CALLAHAN										BLD DATE				LGL DATE		05/13/2025		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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	0811	CONCRETE B	0 100	0	0	2,014.00	SF	5.20	5.20	100	2024	2024		100	10,473														
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