LOT 8
CREEKSIDE LANDING OR 2623/1248

MARONDA HOMES LLC OF FLORIDA
5220 SHAD RD SUITE 202
JACKSONVILLE, FL 32257

2025

07-2N-26-0910-0008-0000

BUILDING CHARACTERISTICS

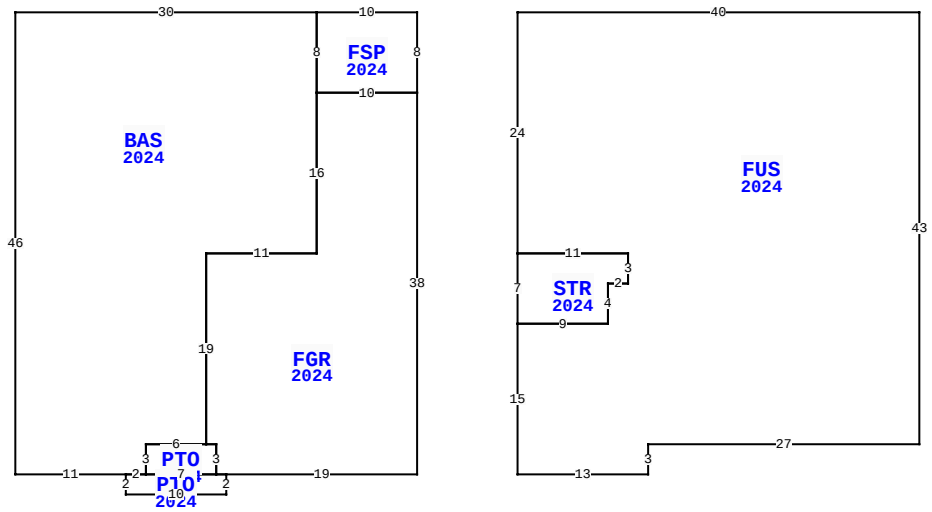
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 50
Frame	03	MASONRY 50
Stories	2.	2. 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	1,120	100	2024	1,120	141,747
FGR	619	55	2024	340	43,030
FSP	80	40	2024	32	4,050
FUS	1,690	100	2024	1,690	213,886
PTO	20	5	2024	1	127
PTO	21	5	2024	1	127
STR	69	10	2024	7	886
TOTALS	3,619			3,191	403,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	95.8778	126.56	403,853	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2810 HX Base Yr



56366 CREEKSIDE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	403,853
TOTAL MARKET OB/XF VALUE	5,231
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	477,084
SOH/AGL Deduction	0
ASSESSED VALUE	477,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,084
TOTAL JUST VALUE	477,084
NCON VALUE	409,084
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004494	NSFR T-3547 H-279	507,508	04/18/2024
240004494	CO		04/18/2024
B23-12071	SFR	507,508	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2635/155	4/28/2023	SW	Q	V	05	507,500

GRANTOR: JKS LAND LLC

GRANTEE: MARONDA HOMES LLC O

BUILDING NOTES

EXTRA FEATURES

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	0	0	0	1,006.00	SF	5.20	5.20	100	2024	2024		100	5,231	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E30 S8 S16 W11 S19 W6 S3 W2 W11 N46 $
FGR=[YR=2024;ORIG=29,53] E1 S3 E1 E19 N38 W10 S16 W11 S19 $
PTO=[YR=2024;ORIG=23,56] E7 N3 W1 W6 S3 $
FSP=[YR=2024;ORIG=40,18] E10 N8 W10 S8 $
PTO=[YR=2024;ORIG=21,56] E2 E7 E1 S2 W10 N2 $
FUS=[YR=2024;ORIG=60,10] E40 S43 W27 S3 W13 N15 E9 N4 E2 N3 W11 N24 $
STR=[YR=2024;ORIG=60,34] E11 S3 W2 S4 W9 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,231

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	68,000.00	68,000.00	68,000							

REVIEW DATE 04/24/2024 BY TW Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/30/2025 BY SYS