LOT 10
CREEKSIDE LANDING OR 2623/1248

MOLLOHAN RYAN M & AUDRA JO
56390 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

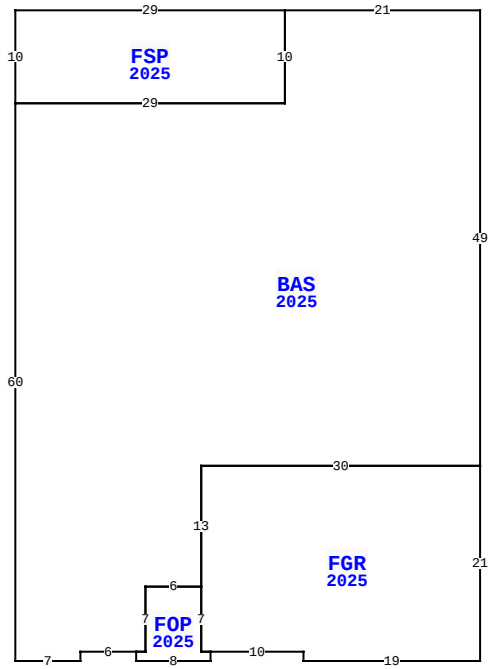
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,525	100	2025	2,525	328,604
FGR	619	55	2025	340	44,248
FOP	50	30	2025	15	1,952
FSP	290	40	2025	116	15,096
TOTALS	3,484			2,996	389,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	98.5872	130.14	389,899	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2525 HX Base Yr 2025



56390 CREEKSIDE WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,899
TOTAL MARKET OB/XF VALUE		8,320
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		466,219
SOH/AGL Deduction		0
ASSESSED VALUE		466,219
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		415,497
TOTAL JUST VALUE		466,219
NCON VALUE		398,219
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013944	NEW SFR	467,659	12/18/2024
B240008805	GR VENICE	467,659	07/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/982	12/18/2024	SW	Q	I	02	548,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: MOLLOHAN RYAN M & A						
2698/26	3/04/2024	SW	Q	V	01	80,400
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=39,20] N10 E21 S49 W30 S13 W6 S7 W1 W6 S1 W7 N60 E29 $
FGR=[YR=2025;ORIG=30,59] E30 S21 W19 N1 W10 W1 N7 N13 $
FSP=[YR=2025;ORIG=39,20] W29 N10 E29 S10 $
FOP=[YR=2025;ORIG=24,72] E6 S7 E1 S1 W8 N1 E1 N7 $
.

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	0811	CONCRETE B	0	100	0	0	1,600.00	SF	5.20	5.20	100	2025	2024		100	8,320	

LAND DESCRIPTION

TOTAL OB/XF 8,320

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	68,000.00	68,000.00	68,000							

REVIEW DATE 01/10/2025 BY TWA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/30/2025 BY SYS