



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/LAMMT 100
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	2,438	100	2024	2,438	318,988
FGR	607	55	2024	334	43,701
FOP	124	30	2024	37	4,841
FOP	190	30	2024	57	7,458
TOTALS	3,359			2,866	374,987

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0811	CONCRETE B

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,866	99.1230	130.84	374,987	2024	2024	0	0
1 SNGL FAM - 100% - 2025 Heated Area: 2438 HX Base Yr 2025									
56422 CREEKSIDE WAY, CALLAHAN									
BLD DATE: 05/13/2025 MLU									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE			374,987			
TOTAL MARKET OB/XF VALUE			6,978			
TOTAL LAND VALUE - MARKET			68,000			
TOTAL MARKET VALUE			449,965			
SOH/AGL Deduction			253,060			
ASSESSED VALUE			196,905			
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE			146,183			
TOTAL JUST VALUE			449,965			
NCON VALUE			381,965			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			70,000			
HTD 2437/ FGR 587/ FOP 321 _ SIERRA						
PERMIT NUM		DESCRIPTION		AMT		ISSUED
C0240004056		NEW SFR - T-3345		451,720		04/10/2024
240004056		CO				04/10/2024
B23-12061		SFR		451,720		09/20/2023
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD
2714/224		4/25/2024	SW	Q	I	02
						513,400
GRANTOR:MARONDA HOMES LLC OF						
GRANTEE:ELDER MICHAEL DAVID						
2635/155		4/28/2023	SW	Q	V	05
						507,500
GRANTOR:JKS LAND LLC						
GRANTEE:MARONDA HOMES LLC 0						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,10] E18 S10 E19 N10 E18 S43 W28 S11 W10						
N2 W6 W11 N52 \$						
FOP=[YR=2024;ORIG=28,20] E19 N10 W19 S10 \$						
FGR=[YR=2024;ORIG=65,53] W28 S11 S7 S4 E19 N1 E9 N21 \$						
FOP=[YR=2024;ORIG=37,64] W10 N2 W6 S9 E16 N7 \$						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		OR	0.00	0.00	1.00
TOTAL OB/XF 6,978									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	68,000.00	68,000.00	68,000		