LOT 16
CREEKSIDE LANDING OR 2623/1248

VALENTEEN THOMAS WILLIAM III & FELICIA NICOLE
56438 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

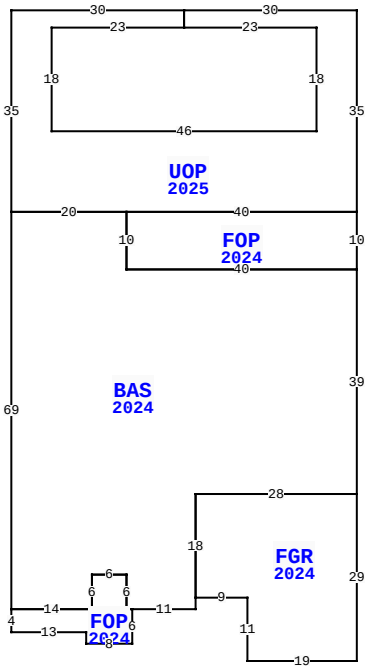
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,144	100	2024	3,144	369,252
FGR	713	55	2024	392	46,039
FOP	136	30	2024	41	4,815
FOP	400	30	2024	120	14,094
UOP	1,272	20	2025	254	29,831
TOTALS	5,665			3,951	464,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,951	92.6820	122.34	483,365	2024	2024	4	0	0	0.00	96.00

1 SNGL FAM – 0% - 2025 Heated Area: 3144 HX Base Yr



56438 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	464,030
TOTAL MARKET OB/XF VALUE	64,265
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	596,295
SOH/AGL Deduction	0
ASSESSED VALUE	596,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	596,295
TOTAL JUST VALUE	596,295
NCON VALUE	528,295
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008012	862-18*46	82,000	07/08/2024
CO240003003	NEW SFR T-4288, H	578,887	03/15/2024
B23-12030	SFR	578,867	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1044	3/26/2024	SW	Q	I	01	605,100
GRANTOR: MARONDA HOMES LLC OF						
GRANTEE: VALENTEEN THOMAS WI						
2635/155	4/28/2023	SW	Q	V	05	507,500
GRANTOR: JKS LAND LLC						
GRANTEE: MARONDA HOMES LLC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E20 S10 E40 S39 W28 S18 S2 W11 W1 N6 W6 S6 W14 N69 $
UOP=[YR=2025;ORIG=10,10] E20 E40 N35 W30 S3 E23 S18 W46 N18 E23 N3 W30 S35 $
FGR=[YR=2024;ORIG=42,59] E28 S29 W19 N11 W9 N18 $
FOP=[YR=2024;ORIG=30,20] E40 N10 W40 S10 $
FOP=[YR=2024;ORIG=30,73] W6 S6 W14 S4 E13 S2 E8 N6 W1 N6 $
.

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	0	0	0	2,011.00	SF	5.20	5.20	100	2024	2024		100	10,457	
2	0862	POOL VINYL	0	0	46	18	828.00	SF	50.00	50.00	100	2025	2024		100	41,400	
3	0476	VF 6 SBPL	0	0	0	0	174.00	LF	32.00	32.00	100	2025	2024		100	5,568	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
5	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00	10.00	100	2025	2024		100	6,240	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 64,265

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	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 10/02/2024 BY TW Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/30/2025 BY SYS