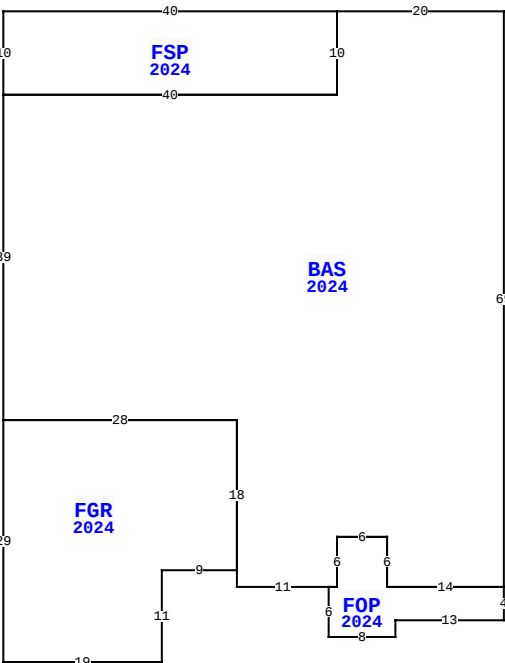


CLAY JOHN TALBERT & NICOLE EDOUARD
56454 CREEKSIDE WAY
CALLAHAN, FL 32011

07-2N-26-0910-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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	3,737	92.6820	122.34	457,185	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025										Heated Area: 3144										HX Base Yr 2025														
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	384,637																																		
FGR	713	55	2024	392	47,957																																		
FOP	136	30	2024	41	5,016																																		
FSP	400	40	2024	160	19,574																																		
TOTALS		4,393			3,737	457,185	56454 CREEKSIDE WAY, CALLAHAN										BLD DATE				LGL DATE		05/13/2025		MLU														
EXTRA FEATURES												XF DATE				LAND 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	1,815.00	SF	5.20	5.20	100	2024	2024		100	9,438																								
																		BUILDING DIMENSIONS																					
																		BAS=[YR=2024;ORIG=50,20] N10 E20 S69 W14 N6 W6 S6 W1 W11 N2																					
																		N18 W28 N39 E40 \$																					
																		FGR=[YR=2024;ORIG=38,59] W28 S29 E19 N11 E9 N18 \$																					
																		FOP=[YR=2024;ORIG=50,73] E6 S6 E14 S4 W13 S2 W8 N6 E1 N6 \$																					
																		FSP=[YR=2024;ORIG=50,20] W40 N10 E40 S10 \$																					