

CLARK JEFFREY WILLIAM & AMANDA MARIE
56462 CREEKSIDE WAY
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		PAGE 1 of 1		4	
Exterior Wall		31		HARDIE BRD 100		0900		01		2,690		101.5968		134.11		360,756		2024		2024		0		0		0.00		100.00		VALUATION SUMMARY		STANDARD	
Roof Structure		03		GABLE/HIP 100		1		SNGL FAM		- 100%		- 2025		Heated Area: 2185		HX Base Yr 2025												VALUATION BY					
Roof Cover		03		COMP SHNGL 100																								Tax Group: 4		Tax Dist:			
Interior Wall		05		DRYWALL 100																								BUILDING MARKET VALUE		360,756			
Interior Floo		13		LVT/LAMNT 70																								TOTAL MARKET OB/XF VALUE		10,197			
Interior Floo		14		CARPET 30																								TOTAL LAND VALUE - MARKET		68,000			
Air Condition		03		CENTRAL 100																								TOTAL MARKET VALUE		438,953			
Heating Type		04		AIR DUCTED 100																								SOH/AGL Deduction		94,966			
Bedrooms				4 100																								ASSESSED VALUE		343,987			
Bathrooms				3 100																								TOTAL EXEMPTION VALUE		HX HB 50,722			
Frame		02		WOOD FRAME 100																								BASE TAXABLE VALUE		293,265			
Stories		1.		1. 100																								TOTAL JUST VALUE		438,953			
Units				0 100																								NCON VALUE		370,953			
																												INCOME VALUE					
																												PREVIOUS YEAR MKT VALUE		70,000			
Quality		02		Quality Level 02																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				5022.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,185		100		2024		2,185		293,030																							
FGR		809		55		2024		445		59,679																							
FOP		70		30		2024		21		2,816																							
FOP		130		30		2024		39		5,230																							
TOTALS		3,194						2,690		360,756																							
EXTRA FEATURES																																	
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON													