LOT 20
CREEKSIDE LANDING OR 2623/1248

SULLIVAN JAMES ARTHUR & JOANNE MICHELLE
56475 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0020-0000

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

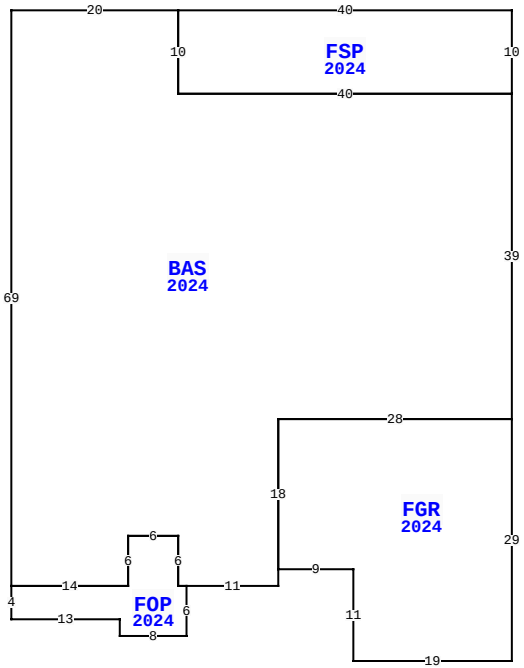
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,144	100	2024	3,144	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,737	92.6820	122.34	457,185	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3144 HX Base Yr 2025



56475 CREEKSIDE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		457,185
TOTAL MARKET OB/XF VALUE		10,873
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		536,058
SOH/AGL Deduction		0
ASSESSED VALUE		536,058
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		480,336
TOTAL JUST VALUE		536,058
NCON VALUE		468,058
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003406	NEW SFR (T)4126 (	568,488	03/26/2024
B23-12049	SFR	568,488	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/699	5/28/2024	SW	Q	I	02	569,900
GRANTOR: MARONDA HOMES LLC OF						
GRANTEE: SULLIVAN JAMES ARTH						
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 $
FSP=[YR=2024;ORIG=30,20] E40 N10 W40 S10 $
FOP=[YR=2024;ORIG=24,73] E6 S6 E1 S6 W8 N2 W13 N4 E14 N6 $
FGR=[YR=2024;ORIG=42,59] E28 S29 W19 N11 W9 N18 $
.

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	2,091.00	SF	5.20	5.20	100	2024	2024		100	10,873	

LAND DESCRIPTION

TOTAL OB/XF 10,873

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 04/24/2024 BY TW Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/30/2025 BY SYS