LOT 23
CREEKSIDE LANDING OR 2623/1248

PIZA JORGE ITHIER/ISAAC MAGNES ZEMARA
56451 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0023-0000

BUILDING CHARACTERISTICS

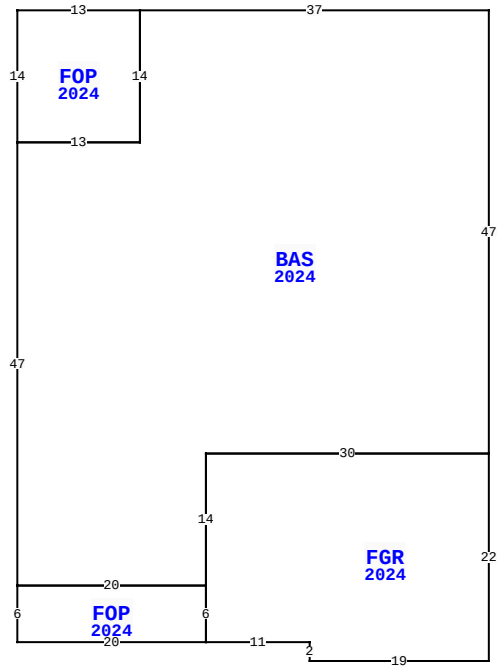
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,448	100	2024	2,448	318,583
FGR	638	55	2024	351	45,679
FOP	120	30	2024	36	4,685
FOP	182	30	2024	55	7,158
TOTALS	3,388			2,890	376,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,890	98.5872	130.14	376,105	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2448 HX Base Yr



56451 CREEKSIDE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,105
TOTAL MARKET OB/XF VALUE		6,416
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		450,521
SOH/AGL Deduction		0
ASSESSED VALUE		450,521
TOTAL EXEMPTION VALUE	13	450,521
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		450,521
NCON VALUE		382,521
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006837	NSFR	459,157	06/10/2024
240006837	CO		06/10/2024
B240000327	NSFR	459,157	01/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/1307	7/25/2024	SW	Q	I	01	490,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: PIZA JORGE ITHIER						
2671/1014	9/29/2023	SW	Q	V	05	377,800
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=23,24] N14 E37 S47 W30 S14 W20 N47 E13 $
FOP=[YR=2024;ORIG=23,24] W13 N14 E13 S14 $
FGR=[YR=2024;ORIG=30,57] E30 S22 W19 N2 W11 N6 N14 $
FOP=[YR=2024;ORIG=30,71] W20 S6 E20 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	0810	CONCRETE A	0	100	0	0	987.00	SF	6.50	6.50	100	2024	2024		100	6,416	

LAND DESCRIPTION

TOTAL OB/XF 6,416

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	000134	C	RES POND	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