LOT 24
CREEKSIDE LANDING OR 2623/1248

MARONDA HOMES LLC
5220 SHAD RD
JACKSONVILLE, FL 32257

2025

07-2N-26-0910-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

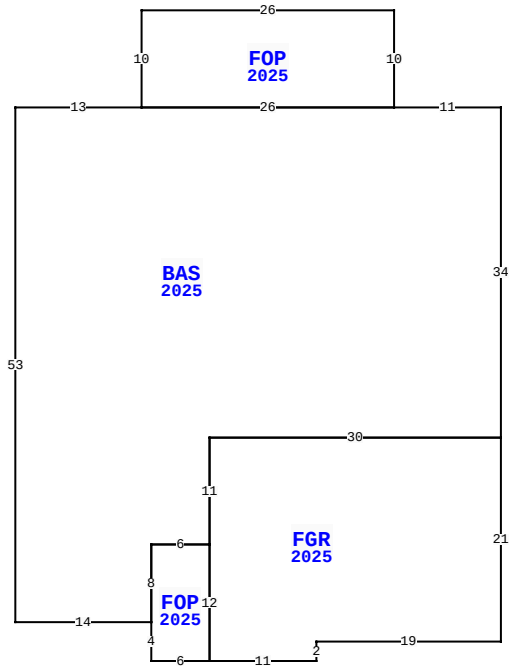
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,032	100	2025	2,032	265,176
FGR	652	55	2025	359	46,850
FOP	72	30	2025	22	2,871
FOP	260	30	2025	78	10,179
TOTALS	3,016			2,491	325,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,491	98.8608	130.50	325,076	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2032 HX Base Yr



56443 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	325,076
TOTAL MARKET OB/XF VALUE	8,528
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	401,604
SOH/AGL Deduction	0
ASSESSED VALUE	401,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,604
TOTAL JUST VALUE	401,604
NCON VALUE	333,604
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240014156	NSFR (T) 3040 (H)	394,012	12/26/2024
B240010531	NSFR (T) 3040 (H)	394,012	09/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/1477	4/22/2024	SW	Q	V	03	81,700
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						
2635/158	4/28/2023	SW	Q	V	05	1,812,500
GRANTOR: JKS LAND LLC						
GRANTEE: FLORIDA 635 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E13 E26 E11 S34 W30 S11 W6 S8 W14 N53 $
FOP=[YR=2025;ORIG=23,10] E26 N10 W26 S10 $
FGR=[YR=2025;ORIG=30,44] E30 S21 W19 S2 W11 N12 N11 $
FOP=[YR=2025;ORIG=24,55] E6 S12 W6 N4 N8 $
.

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	1,640.00	SF	5.20	5.20	100	2025	2024		100	8,528	

LAND DESCRIPTION

TOTAL OB/XF 8,528

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	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 01/10/2025 BY TWA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/30/2025 BY SYS