LOT 25
CREEKSIDE LANDING OR 2623/1248

PYLES LEKAYA PATRICE & BRYAN KEITH/BELL KAREN ELAI
56427 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0025-0000

BUILDING CHARACTERISTICS

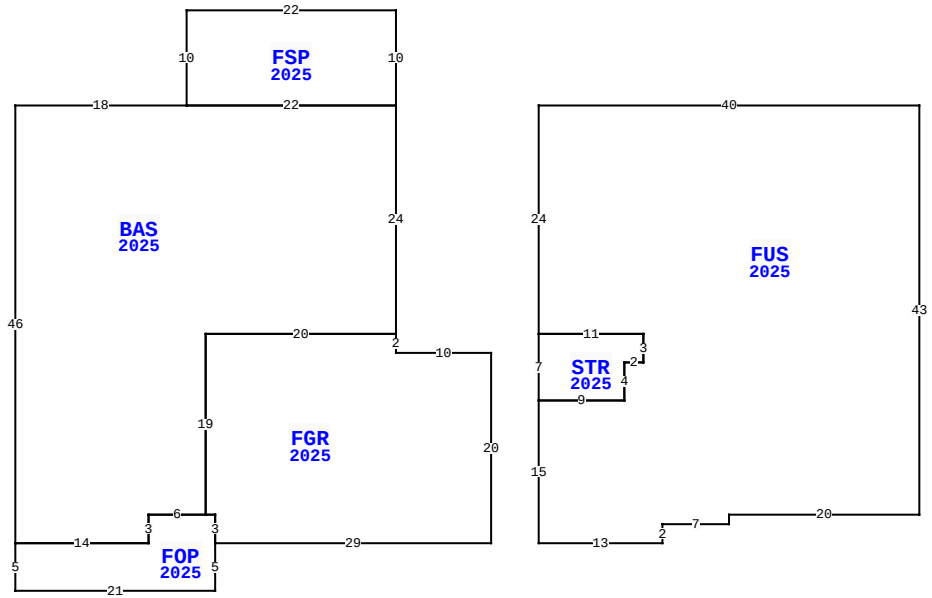
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,382	100	2025	1,382	172,197
FGR	637	55	2025	350	43,610
FOP	126	30	2025	38	4,735
FSP	220	40	2025	88	10,965
FUS	1,697	100	2025	1,697	211,446
STR	69	10	2025	7	872
TOTALS	4,131			3,562	443,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,562	94.3920	124.60	443,825	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 3079 HX Base Yr



56427 CREEKSIDE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	443,825
TOTAL MARKET OB/XF VALUE	8,096
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	519,921
SOH/AGL Deduction	0
ASSESSED VALUE	519,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,921
TOTAL JUST VALUE	519,921
NCON VALUE	451,921
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013521	NSFR T 4097 H 305	560,993	12/06/2024
B240004319	NSFR T 4097 H 305	560,993	04/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/217	6/27/2025	SW	Q	I	01	519,900
GRANTOR: MARONDA HOMES LLC						
GRANTEE: PYLES LEKAYA PATRIC						
2693/107	2/05/2024	SW	Q	V	05	318,800
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

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	1,557.00	SF	5.20	5.20	100	2025	2024		100	8,096	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E18 E22 S24 W20 S19 W6 S3 W14 N46 $
FSP=[YR=2025;ORIG=28,10] E22 N10 W22 S10 $
FGR=[YR=2025;ORIG=30,34] E20 S2 E10 S20 W29 N3 W1 N19 $
FOP=[YR=2025;ORIG=10,56] E14 N3 E6 E1 S3 S5 W21 N5 $
FUS=[YR=2025;ORIG=65,10] E40 S43 W20 S1 W7 S2 W13 N15 E9 N4 E2 N3 W11 N24 $
STR=[YR=2025;ORIG=65,34] E11 S3 W2 S4 W9 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,096

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	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 10/02/2024 BY TW Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/30/2025 BY SYS