LOT 27
CREEKSIDE LANDING OR 2623/1248

BONELLI GARY STEPHEN & CARMEN REGINA
56345 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

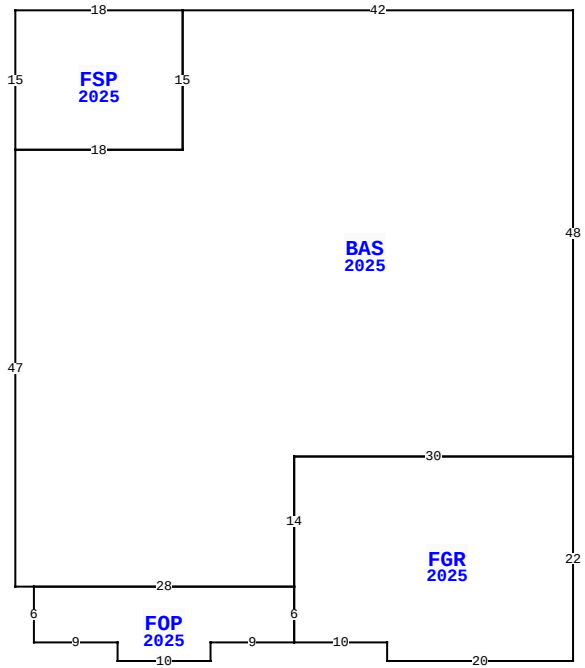
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,030	100	2025	3,030	370,690
FGR	640	55	2025	352	43,064
FOP	188	30	2025	56	6,851
FSP	270	40	2025	108	13,213
TOTALS	4,128			3,546	433,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,546	92.6820	122.34	433,818	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3030 HX Base Yr



56345 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		433,818
TOTAL MARKET OB/XF VALUE		7,264
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		509,082
SOH/AGL Deduction		72,890
ASSESSED VALUE		436,192
TOTAL EXEMPTION VALUE	13	436,192
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		509,082
NCON VALUE		441,082
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009718	NEW SFR T-4346 H-	557,334	08/22/2024
B240003458	NEW SFR T-4134 H-	557,334	03/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2736/1262	9/06/2024	SW	Q	I	01	550,000
GRANTOR: MARONDA HOMES LLC						
GRANTEE: BONELLI GARY STEPHE						
2693/107	2/05/2024	SW	Q	V	05	318,800
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=28,25] N15 E42 S48 W30 S14 W28 W2 N47 E18 $
FSP=[YR=2025;ORIG=28,25] W18 N15 E18 S15 $
FGR=[YR=2025;ORIG=40,58] E30 S22 W20 N2 W10 N6 N14 $
FOP=[YR=2025;ORIG=40,72] W28 S6 E9 S2 E10 N2 E9 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	0811	CONCRETE B	0	100	0	0	1,397.00	SF	5.20	5.20	100	2025	2024		100	7,264	

LAND DESCRIPTION

TOTAL OB/XF 7,264

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 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