LOT 28
CREEKSIDE LANDING OR 2623/1248

DO ANH QUY/PHAM THOA KIM ET AL
56339 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0028-0000

BUILDING CHARACTERISTICS

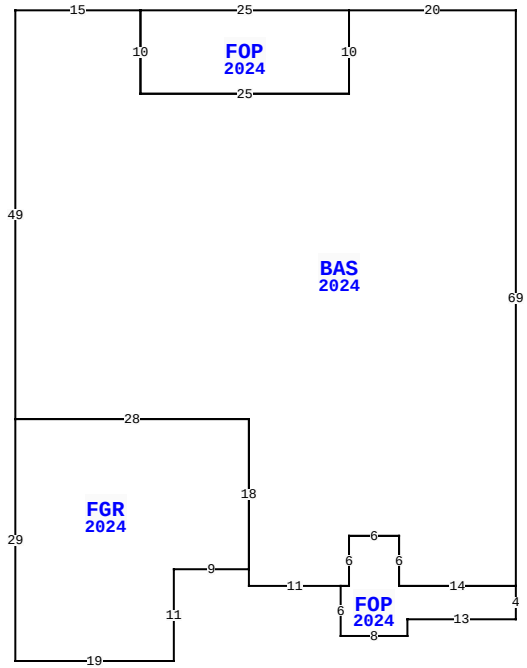
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,294	100	2024	3,294	402,988
FGR	713	55	2024	392	47,957
FOP	136	30	2024	41	5,016
FOP	250	30	2024	75	9,176
TOTALS	4,393			3,802	465,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,802	92.6820	122.34	465,137	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3294 HX Base Yr 2025



56339 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		465,137
TOTAL MARKET OB/XF VALUE		9,994
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		543,131
SOH/AGL Deduction		0
ASSESSED VALUE		543,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		492,409
TOTAL JUST VALUE		543,131
NCON VALUE		475,131
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006020	NSFR (T) 4287	599,157	05/20/2024
B240000329	NSFR (T) 4287	599,157	01/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/947	5/23/2024	SW	Q	I	01	601,700
GRANTOR: MARONDA HOMES LLC						
GRANTEE: DO ANH QUY						
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=10,10] E15 S10 E25 N10 E20 S69 W14 N6 W6 S6 W1 W11 N2 N18 W28 N49 $
FOP=[YR=2024;ORIG=25,20] E25 N10 W25 S10 $
FGR=[YR=2024;ORIG=38,59] W28 S29 E19 N11 E9 N18 $
FOP=[YR=2024;ORIG=50,73] E6 S6 E14 S4 W13 S2 W8 N6 E1 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	1,922.00	SF	5.20	5.20	100	2024	2024		100	9,994	

LAND DESCRIPTION

TOTAL OB/XF 9,994

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