LOT 30
CREEKSIDE LANDING OR 2623/1248

BAILEY JON TODD & DEMONIA MICHELLE
56323 CREEKSIDE WAY
CALLAHAN, FL 32011

2025

07-2N-26-0910-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

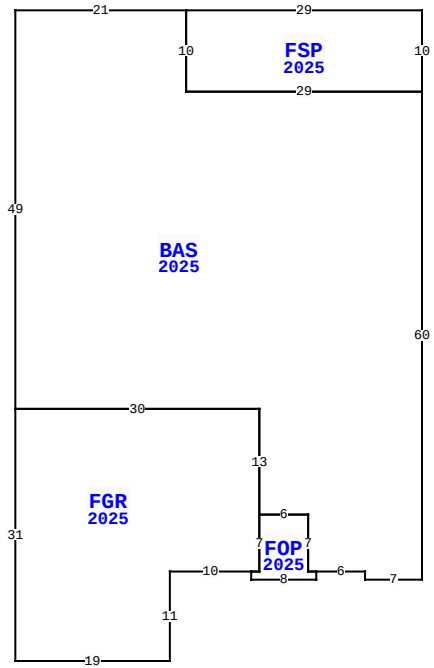
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,525	100	2025	2,525	321,609
FGR	809	55	2025	445	56,680
FOP	50	30	2025	15	1,911
FSP	290	40	2025	116	14,775
TOTALS	3,674			3,101	394,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,101	96.4896	127.37	394,974	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2525 HX Base Yr



56323 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	394,974
TOTAL MARKET OB/XF VALUE	9,438
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	472,412
SOH/AGL Deduction	0
ASSESSED VALUE	472,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	472,412
TOTAL JUST VALUE	472,412
NCON VALUE	404,412
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240014154	NSFR	479,663	12/26/2024
B240010196	NSFR	479,663	09/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2763/268	12/30/2024	SW	Q	I	02	598,800
GRANTOR: MARONDA HOMES LLC						
GRANTEE: BAILEY JON TODD & D						
2710/1955	5/06/2024	SW	Q	V	01	82,000
GRANTOR: FLORIDA 635 LLC						
GRANTEE: MARONDA HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E21 S10 E29 S60 W7 N1 W6 W1 N7 W6 N13 W30 N49 $
FSP=[YR=2025;ORIG=31,20] E29 N10 W29 S10 $
FGR=[YR=2025;ORIG=40,59] W30 S31 E19 N11 E10 E1 N7 N13 $
FOP=[YR=2025;ORIG=40,72] E6 S7 E1 S1 W8 N1 E1 N7 $
.

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	1,815.00	SF	5.20	5.20	100	2025	2024		100	9,438	

LAND DESCRIPTION

TOTAL OB/XF 9,438

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